Local Development Framework for South Kesteven

Core Strategy Submission

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www.southkesteven.gov.uk/Planning/PlanningPolicy/
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1 Introduction

1.1 Background

1.1.1 The Core Strategy Development Plan Document (DPD) is the key "umbrella" document of the new Local Development Framework (LDF). It will inform the other policy and guidance documents included within the LDF. It provides the spatial policy framework for development and change in the District of South Kesteven for the period to 2026 and establishes the key principles which should guide the location, use and form of development. The Core Strategy comprises:

- a vision of the District in 2026;
- an appropriate sequence and pattern of development;
- policies setting out how that vision can be achieved through decisions made about different land uses, location and form of development.

1.1.2 The Core Strategy does not identify specific sites for development. These will be brought forward in a separate Site Specific Allocations and Policies DPD.

1.1.3 Most new development takes place to provide homes, jobs (in factories, offices and other business uses), or shops. Less often development is for leisure, education, or healthcare. In all cases planning policies from the Core Strategy and relevant DPDs will be used to help decide whether a planning application should be approved or refused.

1.1.4 The Core Strategy will also deliver those aspects of the Sustainable Community Strategy and other plans and strategies that affect the use of land or buildings across the District. It will guide the aspirations of not only the District Council but also other service providers and stakeholders.

1.2 Community Engagement

1.2.1 The preparation of the Core Strategy has involved extensive consultation with the local community and other key stakeholders in line with the adopted Statement of Community Involvement. As part of the Core Strategy preparation it needs to be subject to a series of statutory stages of consultation. The key stages and those related to the Sustainability Appraisal are summarised in the table below.

1.2.2 The views received helped shape the development of both the strategic approach of the Core Strategy and its policies.
1.3 Format of the Core Strategy

1.3.1 The Core Strategy initially sets out the characteristics of South Kesteven and the key issues and challenges faced within the District (this Section). These are used to derive the overall vision, spatial objectives (Section 2) and policies (Section 3) to deliver the vision and objectives.

1.3.2 The Core Strategy must be capable of being implemented. Key implementation mechanisms for each policy are set out in Section 4 together with monitoring indicators.

1.4 Policy Context

1.4.1 In producing the Core Strategy, consideration has been given to the context provided by existing policy frameworks at the national, regional and local level. The Core Strategy has been influenced by the Government’s Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs), which cover a wide range of topics, and Planning Circulars. Those national policy documents relevant to a particular Core Strategy policy are identified throughout.

1.4.2 The Core Strategy policies must be in ‘general conformity’ with the Regional Spatial Strategy (RSS) or where an alternative approach is being followed that this is clearly justified based on local circumstances and evidence. The RSS, which forms part of the Development Plan, currently consists of the East Midlands Regional Spatial Strategy.
Plan (2005) (RSS8) and an emerging reviewed Regional Spatial Strategy, which will set out the spatial strategy and policy framework for the Region over the period to 2026.

1.4.3 The emerging East Midlands RSS was subject to an Examination in Public during the summer of 2007 with the Panel report published in November 2007. The Secretary of State’s proposed modifications were published in July 2008: the final document is expected to be adopted by the end of 2008.

1.4.4 As the review of RSS has taken place at a slightly advanced timeframe to the preparation of the Core Strategy, this has enabled the policies in the emerging RSS to be a material consideration in preparing the Core Strategy policies.

1.4.5 The Secretary of State has confirmed that a partial review of the RSS will take place to address issues around transport, housing provision, affordable housing targets, gypsy and traveller provision and renewable energy targets. This review is currently timetabled to be completed by the end of 2011. In order to anticipate and respond to changes stemming from the partial review, flexibility has been incorporated into some of the Core Strategy policies, including Policy S1 (spatial distribution of housing development), to enable the Core Strategy to respond to potential changes in policy direction or provision.

1.4.6 Other Regional documents that have an influence on the Core Strategy include the Regional Economic Strategy, produced by the East Midlands Development Agency (emda) and the Regional Housing Strategy, prepared by the East Midlands Regional Assembly (EMRA).

1.4.7 At the local level, there are a number of strategies, prepared by the Council and other organisations, the Core Strategy should integrate with. In particular, the Core Strategy provides a spatial dimension to the vision, objectives and the strategic aims of the Sustainable Community Strategy (SCS). Developing a clear and effective relationship between the two documents is a key objective and a working partnership has been established with the Local Strategic Partnership (LSP) to ensure that where relevant the two documents share common themes and objectives.

1.4.8 The SCS is currently under preparation and the following themes and objectives are being developed:

1.4.9 1. Community Cohesion:
   - a) develop community pride
   - b) celebrate cultural diversity
   - c) improve local neighbourhoods
   - d) develop safer communities

1.4.10 2. Healthy Communities:
   - a) reduce adult obesity
b) address alcohol misuse

c) enhance and maintain health services in line with the growing population

d) maximise the use of leisure, choosing health to prevent ill health

e) develop community transport schemes to prevent isolation

1.4.11 3. Sustainable Communities:

a) promote and support Grantham Growth Point

b) promote and support Bourne Core Area

c) promote and support other towns, village and rural economies

1.4.12 The links between the Core Strategy objectives and those of the emerging SCS are set out in Section 2.

1.4.13 Other District Council strategies that have informed the Core Strategy include the Economic Development Strategy, Housing Strategy and the Council’s Corporate Plan and priorities.

1.4.14 In developing the Core Strategy, the objectives of other organisations and the spatial implications of their plans and strategies have also been taken into account. This has included those of the highway and education authority, Primary Care Trust (PCT) and other service and infrastructure providers to ensure the delivery of required infrastructure is co-ordinated with development.

1.4.15 The Council has worked jointly with neighbouring Councils on issues that have cross boundary spatial planning implications, in particular those relating to housing with both the Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) being undertaken through joint working.

1.5 Background Evidence

1.5.1 The preparation of the Core Strategy has been underpinned by the development of a robust evidence base. The evidence takes the form of both technical studies and evidence from dialogue with the community and stakeholders. The technical studies, commissioned by the Council unless otherwise stated, can be viewed on the Council’s website.

1.5.2 Housing

- Housing Needs and Market Assessment Study (February 2006)
- Peterborough Sub Regional Strategic Housing Market Assessment (2008) (joint study for Peterborough City, South Holland District, South Kesteven District, Rutland County, Huntingdonshire District, Fenland District and East Northamptonshire Councils)
- Gypsy and Travellers Housing Needs Survey (February 2006)
Lincolnshire Gypsy and Traveller Accommodation Assessment (2007) (joint study for Lincolnshire authorities)
Urban Capacity Study (December 2005)
Strategic Housing Land Availability Assessment (2008) (joint study by Rutland County, South Holland and South Kesteven District Councils)

1.5.3 Economic

- Employment Land Review (October 2005)
- Retail Needs Study (undertaken in June 2006 projections extend to 2021)

1.5.4 Transport

- Second Lincolnshire Local Transport Plan (2006/7 – 2010/11)

1.5.5 Environment

- Open Space and Allotments Study (December 2004)
- Strategic Flood Risk Assessment (SFRA) (July 2004) and Draft SFRA refresh (December 2008)
- Lincolnshire Biodiversity Action Plan (July 2006)
- Landscape Character Assessment (January 2007)
- Grantham Water Cycle Study (Level 1 Outline Strategy) (2008)

1.6 Sustainability Appraisal/Strategic Environmental Assessment

1.6.1 Sustainability Appraisal is an essential part of the process of preparing DPDs. The purpose of an SA/SEA is to assess the likely economic, social and environmental impacts of policies and proposals and whether, and how, these policies meet the objectives of sustainable development. The SA/SEA is intended to inform policy selection and identify areas where policies need to be adjusted to ensure negative impacts may be reduced or compensated for through "mitigation measures".

1.6.2 The first public stage in the SA/SEA process was the publication of the Scoping Report alongside the Issues and Options consultation in September 2005. The Scoping Report identified the sustainability objectives and set out a framework to be used to assess the policies and proposals included in the Core Strategy. The Scoping Report also assessed the LDF objectives against the sustainability framework.

1.6.3 The policies included in the Submission Core Strategy have been assessed using the SEA framework and a final SA/SEA Report published.
1.6.4 An Assessment under the Habitats Regulations (1994) (The Habitats Directive 92/43/EEC) has also been undertaken on the policies included in this Core Strategy. This is required to determine whether they would adversely affect the integrity of the District's nature conservation sites which have been designated as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

1.6.5 After the Screening stage, the Assessment concluded that the Core Strategy policies were not likely to have any significant effects on any Natura 2000 site. No further stages of assessment were, therefore, required.

1.7 Spatial Portrait of the District

1.7.1 South Kesteven is one of seven Districts within the county of Lincolnshire. It covers some 365 square miles in the south western corner of the county. The District borders Leicestershire and Nottinghamshire to the west and Northamptonshire and Cambridgeshire to the south and east. A map showing South Kesteven’s regional location can be viewed at the front of this document. According to the 2001 Census, South Kesteven District has a population of 124,792. 51% (63,684) of the population is female compared to a national average of 51.3%. In addition to the main town and administration centre of Grantham, the District has three other market towns, Stamford, Bourne and The Deepings and over 100 villages and hamlets. The largest village is Great Gonerby with a population of approximately 2050, whilst many of the rural parishes within the District have populations less than 500. In total, approximately 60% of the population lives in the District's market towns: the other 40% residing in the villages and countryside.

1.7.2 South Kesteven has a low level of ethnic diversity within its population: 1.6% of the population comes from Ethnic Minority (EM) groups, which is lower than that of England as a whole at 9.1%. The largest EM group in the District is Chinese at 0.3%, followed by Indian at 0.2%: the corresponding national averages are 0.4% and 2.1% respectively. The number of residents over 65 makes up a sixth of the current population. This is projected to increase from 20,534 in 2001 to 25,900 in 2011, and the annual rate of that increase is projected to be even higher in the next 20 years. The population of the District as a whole is anticipated to grow by nearly 12% over the next 20 years.

1.7.3 The town of Grantham is the largest town in south west Lincolnshire and the birthplace of Sir Isaac Newton. Grantham had a population estimated at just over 45,000 in 2007 and a travel to work population rising to over 60,000. Grantham's strategic road and rail location along side the A1, A52 Nottingham/Derby east coast link and the A607 Lincoln to Leicester road are key routes which serve the town. The East Coast Main Line has an hourly rail service calling at Grantham, providing a fast and effective link to London’s Kings Cross, or north as far as Edinburgh. Grantham has been identified as an urban area with the capacity to support sustainable growth. This will provide the means to strengthen the role of the town as a Sub-Regional Centre. Grantham has also been awarded New Growth Point status, which will require two urban extensions to accommodate the increased development.
1.7.4 The three smaller market towns within South Kesteven District are Stamford, Bourne and The Deepings. Each of these towns has an important role providing key services for the surrounding rural hinterlands. Stamford, the largest of the three market towns, has a population of approximately 20,500 and is located in the southwestern corner of the District. Stamford is renowned for its historical, landscape and architectural qualities, being the first town in Britain to have a conservation area. Bourne is a historically important market town owing to its location on the A15 between Peterborough and Lincoln. According to the 2001 census, the population was 11,933 but it is expected to grow by about 50% in the next 5-10 years when the large Elsea Park development is completed on the south-western edge of Bourne. The Deepings, including Market Deeping and Deeping St. James, are located on the south eastern border of South Kesteven, adjacent to the A15 and A16 and the River Welland. The combined population of Market Deeping and Deeping St. James is 13,400.

1.7.5 Outside of the four Market towns is a network of smaller settlements. These villages have been divided into Local Service Centres and smaller villages. Sixteen villages within the District are identified as Local Service Centres as they provide a range of community services similar to those found within a small town. Future appropriate development is considered necessary within these settlements to maintain their role as service providers for the surrounding smaller villages. The District’s smaller villages, which have fewer or no services, are considered less sustainable locations.

1.7.6 Housing prices within the District are comparable with the rest of the East Midlands. The population of South Kesteven has grown steadily in recent decades and this trend is expected to continue. Much of this population growth results from people moving into the District, attracted by the pleasant surroundings, relatively low house prices and good transport links to London, Peterborough and Nottingham. Housing needs research carried out in 2006 showed that in South Kesteven 76.5% of households are owner-occupiers, 13.7% are socially rented and that approximately a quarter of all households contain a pensioner. The study also found a significant shortfall of all sizes of affordable housing, and anticipated a need within the District for over 600 affordable units to be built annually for the next five years. Affordable housing is a particular issue, as salaries within the District are lower than those of residents who work outside of the District where salaries are generally higher. This has lead to an imbalance between local salary levels and perceived affordability within South Kesteven.

1.7.7 Traditional industries such as manufacturing and construction still have a good base in the District. These, together with the distribution and hospitality sectors, employ approximately half of the District’s workforce. The majority of local employment-generating development is located in the four towns. Grantham has a long association with the engineering industry, and the manufacturing base continues to expand and diversify. Stamford has a thriving economy based on tourism. Bourne plays an important role in the food processing and packaging industries, which are
reliant upon its location adjacent to the agricultural areas to the east. The Deepings is a popular location for businesses wishing to expand and relocate out of Peterborough.

1.7.8 The majority of businesses in South Kesteven are small: of the 4965 businesses registered for VAT at March 2006, 4210 employed fewer than 10 employees. South Kesteven has several large businesses, employing in excess of 100 personnel, but few employing over 500. Two of the largest are Bourne Salads plc and Cummins Generator Technologies. Outside of the District's market towns, agriculture has traditionally been the main industry. However, although Lincolnshire is one of England's foremost agricultural counties, with 87% of the land in agricultural production compared with 72% for England as a whole, as elsewhere in the country jobs in this sector have greatly diminished. Unemployment rates within the District have been consistently lower than those experienced elsewhere in the County. South Kesteven is not considered to be deprived as it ranked 277 out of 354 according to the Index of Multiple Deprivation 2007. However within Grantham there are pockets of deprivation, the most severe of these being the Earlsfield estate, which is ranked amongst the 10% most deprived communities nationally.

1.7.9 Grantham and Stamford both have further education colleges that cater for a wide range of academic and vocational courses. Generally, the population of the District has an educational attainment slightly higher than other areas within the East Midlands, as over 70% of the population has achieved a NVQ level 2 qualification or the equivalent of five GCSEs.
1.7.10 The distance residents of the District travel to work varies considerably. However, owing to the rural nature of the area, the car is the favoured mode of transport, accounting for 80% of all employment related travel, making it the highest percentage of car travelling workforce in the East Midlands. Public transport accounts for less than 5% of travel to work journeys and 10% of the population walk to work. The main migration for work from the District is to Peterborough, London and Nottingham. Public transport provision across the District is improving as the County Council expands its network of Interconnect and Call Connect bus services. However, many parts of the District are dependant upon access by car.

1.7.11 Transport accessibility is generally good within the District: Grantham is linked to the north and south by the East Coast Mainline railway which provides a fast link to London. Trains also travel east to the coast. Stamford’s rail service travels between Peterborough and Leicester. East Midlands Airport is 35 miles from Grantham, and the ports of Boston, Hull, Harwich and Felixstowe are all accessible from the District. Both Grantham and Stamford have direct access to the A1. However, each of the towns is affected by local congestion. In particular, economic and residential development has been constrained within Grantham and Stamford by the restricted capacity of the local road network.

1.7.12 The main retail location within the District is in Grantham, closely followed by Stamford. Grantham offers a wide range of shops including two covered shopping precincts, the Isaac Newton Centre and The George Shopping Centre, all within easy reach of the bus and train stations. The retail offer in Stamford is focused towards the tourist trade with many attractive boutiques and specialist shops. Bourne and The Deepings equally have attractive traditional town centres that offer a variety of retail services. Markets and farmers markets are hosted weekly in all four of the District’s towns. Out of town shopping is located a few miles from Grantham at Gonerby Moor, where the Downtown Superstore provides a range of goods.

1.7.13 South Kesteven District has a good mix of leisure and community facilities. All four towns within the District have leisure centres, which are run by the Local Authority and exclusive private facilities. The historic centres of Grantham and Stamford have Arts Centres that house cinemas, art galleries, theatres and Tourism Information services within the same building.

1.7.14 South Kesteven prides itself on the wealth of open spaces within the market towns, and the attractive countryside that surrounds all settlements within the District. South Kesteven is predominantly rural, with large areas of open farmland, and is well wooded with 2194 ha of ancient woodland. The countryside effortlessly changes as it moves from flat fen in the east to the gently undulating central limestone Uplands and north to the more regulated field patterns of the neighbouring Trent and Belvoir Vale. The District has 27 nationally important Sites of Scientific Interest (SSSI) and 2 Natura 2000 sites (SACs). South Kesteven also has a rich heritage of large historic houses and parkland: these include Belton House, Burghley House, Grimsthorpe Castle and Harlaxton Manor.
1.7.15 Just as South Kesteven’s distinctive landscape character changes as it moves across the District so does the local building vernacular: historically the building materials used within the District reflected the underlying geology. South Kesteven has 89 Scheduled Ancient Monuments, 2,600 Listed Buildings and 48 Conservation Areas. These have been designated because of their special architectural or historic interest and are shown on the Built & Natural Environment Map (inside back cover).

1.8 Challenges to be Addressed in the Core Strategy

1.8.1 A number of interrelated issues illustrated by the Spatial Portrait need to be addressed if sustainable growth is to be delivered in South Kesteven. These set the context for the overall vision and objectives of this Plan.

1.8.2 South Kesteven has a number of established elements that make it an attractive location for sustainable growth and prosperity. These include:

- The location at the heart of England with good regional, national and international transport links
- The attractive rural setting and generally high quality of life
- Reasonable house prices
- Regionally higher educational attainments
- The availability of employment sites and other development opportunities
- Grantham’s Growth Point Status

1.8.3 However, South Kesteven has a number of challenges that will need to be met. These include:

- Providing sustainable land to accommodate Grantham Growth
- Regeneration of the town centres, particularly in Grantham and Bourne
- Congestion management within the District’s market towns
- Regeneration of Grantham’s deprived areas
- Delivery of affordable homes throughout the District
- Maintaining the distinctive and varied character of the District’s countryside

1.9 Existing Local Plan Policies

1.9.1 The Core Strategy, along with policies in other Local Development Framework documents, will eventually replace the ‘saved’ policies of the South Kesteven Local Plan (1995). Until these documents are adopted, the Local Plan policies will continue to be used to guide development. Appendix A sets out those saved Local Plan policies that have been replaced by Core Strategy policies.
2 Vision and Spatial Objectives

Vision

South Kesteven will become by 2026

"A successful rural district supported by excellent social and transport infrastructure. Grantham will have developed as a key economic centre not only in Lincolnshire but also sub regionally. Stamford, Bourne and The Deepings will have equally developed their distinctive market town roles. Rural communities will have remained viable by achieving development that supports their needs.

All of this will have been achieved in ways which ensures a good quality of life, health and well being for everyone as well as celebrating the distinctiveness of the districts countryside and heritage."

This will be achieved by:

- Creating the right balance of jobs, housing and infrastructure;
- Ensuring that development is sustainable in terms of location, use and form;
- Balancing the development needs of the District with the protection and enhancement of the natural and built environment;
- Addressing and mitigating any negative effects of development on the built and natural environment.
- Working with partners and residents to develop a place where people really matter.

This vision seeks to reflect both the vision of the Local Strategic Partnership, as set out in the Community Plan for South Kesteven, and that of the Council's Corporate Plan.

2.0.1 The spatial objectives underpin the Core Strategy. They provide the spatial perspective for the Vision and create links to the individual Development Plan Documents being prepared. Spatial objectives need to be both deliverable and measurable.
2.1 Sustainable Settlements

**Objective 1**
To facilitate a pattern of development that meets the diverse economic, social and cultural needs of the whole community and contributes to the environment in a way which ensures that development does not compromise the quality of life of future or existing generations.

**Objective 2**
To contribute towards a more sustainable pattern of development by directing the majority of all new development to the towns of Grantham, Stamford, Bourne and The Deepings.

**Objective 3**
To make effective use of land by maximising the amount of development on suitable previously developed sites and on sites in locations which reduce the need to travel to achieve National and Regional targets.

2.2 Accessibility and Travel

**Objective 4**
To improve accessibility to jobs, houses and services, and to reduce traffic growth, by ensuring choice to use public transport, walk or cycle, for as many journeys as possible.
2.3 Community Needs

**Objective 5**
To make provision for an adequate supply and choice of land for new housing, employment, retail and other necessary development, to meet the needs of the District to the year 2026, in accordance with the requirements of the Regional Spatial Strategy (RSS).

**Objective 6**
To promote and strengthen the role of Grantham as a Sub-Regional Centre, and properly plan and deliver the additional housing growth expected by the Grantham Growth Point and the Regional Spatial Strategy.

**Objective 7**
To ensure that new residential development includes a mix and range of housing types which are suitable for a variety of needs, including the need for affordable and local-need housing in the District.

**Objective 8**
To broaden and diversify the employment base of the District to meet the needs of a changing local economy by: identifying development opportunities for specific employment sectors within Grantham, Stamford, Bourne and The Deepings; ensuring an adequate and appropriate supply of land; increasing inward
investment; and encouraging appropriate employment and diversification schemes to assist the rural economy and supporting existing employment uses in sustainable and accessible locations throughout the District.

Objective 9

Maintain and enhance the vitality and viability of the principal retail areas of Grantham, Stamford, Bourne and Market Deeping by concentrating new retail development within the town centres and ensuring that such schemes meet an identified retail need.

Objective 10

To ensure that relevant community and other infrastructure costs such as facilities for leisure, open space, green infrastructure, health, education, affordable housing, transport and the arts arising from new development are delivered through on and off site contributions.
2.4 Protection and Enhancement of Environment

Objective 11
To protect both the built and natural environment from harm by ensuring the conservation and enhancement, sensitive use and management of the District's natural, historic and cultural assets. In particular, development that is likely to negatively affect the landscape setting and historic character of the town of Stamford will be resisted.

Objective 12
To protect and promote the enhancement, sensitive use and management of the District’s natural, historic and cultural assets and the built environment through good design that respects important local characteristics.

Objective 13
To plan for and reduce the impacts of climate change including ensuring that new development is not exposed unnecessarily to the risk of flooding or increases the risk of flooding elsewhere.

Objective 14
To promote the prudent use of finite resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure.
2.4.1 The following table highlights how the Core Strategy objectives are aligned with the emerging priorities in the Sustainable Community Strategy.
3 Spatial Policies

3.0.1 The Core Policies within this section will be used to ensure that all proposals for new development and changes in the use of land and buildings in the District make a positive contribution towards meeting the Strategy’s vision and objectives.

3.0.2 The Core Strategy must be read as a whole. The policies in the Core Strategy should also be read in conjunction with policies in other documents that form part of the Development Plan.

The Core Policies are arranged into the following themes:

3.0.3 **Spatial policies:** The spatial policies provide the basis for considering future growth in the District in a manner that supports sustainable patterns of development.

3.0.4 **Environmental policies:** This section sets out policies aimed at protecting and enhancing the District and its natural features, emphasising the environmental standards and infrastructure requirements for new development.

3.0.5 **Sustainable Homes:** The policies in this section promote sustainable communities and the delivery of an appropriate amount of housing to meet the needs and requirements of all the residents of the District. Broad locations around Grantham where there is the potential for Sustainable Urban Extensions to support its Sub-Regional Centre status have been identified.

3.0.6 **Economic Prosperity:** The policies in this section focus on strengthening the economy of the District, enhancing the role of town centres and providing for rural employment opportunities.

The Policies in the Core Strategy are as follows:

**Spatial Policies**

- SP1 – Spatial Strategy
- SP2 – Sustainable Communities
- SP3 – Sustainable Integrated Transport
- SP4 – Developer Contributions

**Environmental Policies**

- EN1 – Protection and enhancement of the character of the District
- EN2 – Reducing the risk of flooding
- EN3 – Renewable Energy Generation
- EN4 – Sustainable Construction and Design
Sustainable Homes

- H1 – Residential Development
- H2 – Urban extension sites (Grantham)
- H3 – Affordable Housing
- H4 – Gypsies and Travellers
- H5 – Travelling Showpeople

Economic Prosperity

- E1 – Employment Development and Tourism
- E2 – Retail Development
3.1 SP1: Spatial Strategy

INTRODUCTION and NATIONAL POLICY

3.1.1 The spatial policies are intended to provide the overarching framework for development within the District, providing the locational strategy to be adopted when allocating land for development in the Site Specific Allocations and Policies and Area Action Plan (AAP) DPDs, and when considering specific development proposals.

3.1.2 Government policy is to promote the more efficient use of land by locating development, wherever possible, on previously developed land in sustainable locations.

REGIONAL POLICY

3.1.3 The Regional Spatial Strategy (RSS) proposes that development should be concentrated in Urban Areas. Grantham has also been designated as both a Sub-Regional Centre and a New Growth Point. This means that the majority of development in the District should be concentrated in Grantham to consolidate its status as a Sub-Regional Centre.

LOCAL ISSUES

3.1.4 To ensure a balanced growth within the District there should also be development in other locations. The RSS suggests that there should be development within the main towns of Stamford, Bourne and the small town of Market Deeping and Deeping St James (known collectively as The Deepings). For practical purposes the separation of these towns into two categories would not be beneficial within the local context. Development in these three towns will help to maintain their vitality and meet local needs. Similarly, development within the villages identified as containing a range of services, and which have been designated as Local Service Centres, should enable their needs to be provided for.

3.1.5 The Local Service Centres are those main settlements that also fulfil the role of service centre for a wider rural area. The capacity of the services within some of these villages has been met. Some of the slightly smaller, less well-served villages do have the capacity to accommodate some new development. This may help to retain or improve the range of services within them, and development within these settlements may be beneficial. However, it must be controlled to make the most of existing infrastructure.

3.1.6 There are two Special Areas of Conservation (SACs) within the District, these are at Grimsthorpe and Baston Fen. The Spatial Strategy should ensure that these sites are protected by preventing non-agricultural development at these locations and also within the River Glen corridor where run-off could cause harm to the Baston Fen site.
3.1.7 The Strategic Flood Risk Assessment (SFRA) identified no particular flood risk issues in the areas where growth is being proposed. All development proposals or the allocation of sites for development will be assessed against Policy EN2.

SP1: SPATIAL STRATEGY

The majority of all new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre. New development proposals shall be considered on appropriate sustainable and deliverable brownfield sites and appropriate greenfield sites (including urban extensions), sufficient to ensure the achievement of growth targets.

New development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings, will also be allowed. Priority will be given to sites within the built up part of the town where development would not compromise the nature and character of the town.

In the settlements identified as Local Service Centres, preference will be given to allocated sites and brownfield sites within the built-up part of settlements [but which do not compromise the nature and character of the village].

Where a Village Design Statement or Parish Plan has been prepared by the Parish Council and adopted by the District Council, development should be in accordance with the design principles established.

In all other villages and the countryside development will be restricted. Proposals will only be considered acceptable if they are sites for:

A. affordable housing (rural exception or allocated sites)
B. agriculture, forestry or equine development
C. rural diversification projects
D. local services & facilities
E. replacement buildings (on a like for like basis); or
F. conversions of buildings provided that the existing building(s):
   - contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form;
   - are in sound structural condition; and
   - are suitable for conversion without substantial alteration, extension or rebuilding, and
   - that the works to be undertaken do not detract from the character of the building(s) or their setting.

In all cases planning permission will only be granted on a less sustainable site where it has been proven that there are no other more sustainable options available or there are other overriding material considerations.
All cases will also be subject to all relevant policies within the remainder of the core strategy or other relevant development plan documents.

3.1.8 This Policy meets Spatial Objectives 1, 2 and 3
3.2 SP2: Sustainable Communities

INTRODUCTION

3.2.1 Probably the best known definition of sustainability was provided by the Brundtland Report in 1987: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” It is this objective of achieving "sustainable development" that is at the heart of the planning system.

NATIONAL and REGIONAL POLICY

3.2.2 Government policy, as articulated in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) and Planning Policy Statement 13: Transport (PPG13), is to ensure that new development occurs in locations where most services and facilities can be accessed by means other than the private car. To this end and to make the fullest use of public transport, development should be focused within existing centres. There is a recognition that difficulties can arise in rural areas because of the paucity of public transport. Planning policies should focus most development (jobs, shopping, leisure and services, as well as housing) on transport corridors in or near to local service centres, in order to promote sustainable patterns of development and sustainable communities in rural areas.

LOCAL ISSUES

3.2.3 South Kesteven is a largely rural district, and it is neither possible, nor desirable, to have development taking place only in the towns of Grantham, Stamford, Bourne and The Deepings. It is essential that some development takes place in the villages in order to maintain their vitality and to meet local need. A settlement hierarchy has, therefore, been established to ensure that development in the rural areas of the District is directed to the most sustainable rural locations: identified as Local Service Centres (LSCs).

3.2.4 Local Service Centres are those settlements which offer a range of localised services and facilities and which act as a focal point for the rural communities and their surrounding hinterlands. Some limited development in these villages will prevent local services from becoming unviable and help to create more mixed and balanced communities.

3.2.5 Local Service Centres have been identified by an assessment process, which takes account of those services and facilities considered to be essential or desirable, to meet the daily needs of the communities, as well as the public transport links with the main urban areas. Proximity to large towns for employment purposes and to satisfy needs not being met locally is an important factor in determining the sustainability of a community. Whether a village is on, or within easy reach of, one of the major transport corridors of the District is also important.
3.2.6 Development is being directed towards the Local Service Centres to enable them to remain sustainable communities. That sustainability could be undermined if those services and facilities are lost, as the loss of essential services can have adverse consequences in the form of unsustainable travel patterns. Such losses will not be supported unless alternative facilities exist (or can be provided) to meet local needs at an equally accessible location, or all options for continued use have been fully explored and it can be demonstrated that this would be economically unviable. There will, therefore, be a presumption against change of use from retail and service premises in these centres.

**SP2: SUSTAINABLE COMMUNITIES**

Outside of the main towns of Grantham, Stamford, Bourne and the Deepings, development will be directed to rural settlements where localised service use is already strong.

**LOCAL SERVICE CENTRES** are defined as:

Ancaster  
Barkstone & Syston  
Barrowby  
Baston  
Billingborough & Horbling  
Castle Bytham  
Caythorpe and Freiston  
Colsterworth and Woolsthorpe by Colsterworth  
Corby Glen  
Great Gonerby  
Harlaxton  
Langtoft  
Long Bennington  
Morton and Hinthorpe  
South Witham  
Thurlby & Northorpe

Within those villages, which have been identified as Local Service Centres, development will be allowed in accordance with the Spatial Strategy and subject to the following:

- Support will be given to proposals and activities that protect, retain or enhance existing community assets, or that lead to the provision of additional assets that improve community well-being.
- Proposals involving the loss of community facilities, including land in community use* will not be supported.
- There will be a presumption from the change of use of existing retail, service and employment premises.
* including facilities such as community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments.

3.2.7 This Policy meets Spatial Objectives 1, 2 and 3
3.3 SP3: Sustainable Integrated Transport

INTRODUCTION

3.3.1 It is essential that new development is located where a range of transport modes can access it. Locations which offer alternatives to the use of the private car should be encouraged. Larger developments can present a complex range of travel patterns and issues. Therefore travel plans, transport statements and transport assessments will be required for particular development proposals. All new development proposals should show how the impact of travelling to and from it has been considered, and should demonstrate that measures have been made to minimise that impact.

NATIONAL and REGIONAL POLICY

3.3.2 This policy has been developed taking into account national and regional objectives to reduce car-borne dependency and promote more sustainable patterns of development which reduce the need to travel by car. The policy also relies upon the objectives of the Second Lincolnshire Local Transport Plan (LTP).

LOCAL ISSUES

3.3.3 Local concerns, highlighted by recent consultations, include the need to fund improvements to sustainable forms of transport (including public transport) and the provision of facilities and routes for cyclists. The Second Local transport Plan (LTP) includes proposals for improvements to the cycle network, and in some cases these can be delivered as part of specific developments through S106 obligations. This will provide wider health benefits of cycling and walking.

3.3.4 The Second LTP does not include any proposals which impact on the strategic road network within South Kesteven District. During the lifetime of the Second LTP, the County Council will examine the feasibility of various schemes, including a Grantham relief road and a Stamford Bypass/Relief Road.

3.3.5 There has been an acknowledged need for an east-west bypass around Grantham for a number of years to remove Heavy Goods Vehicles (HGVs) and improve the pedestrian environment in the town centre. The development of the Grantham Sustainable Urban Extensions could secure the delivery of major transport improvements in the town. The Transport Strategy for Grantham (2007) proposes that developer contributions from the private sector be used to provide funding for this and other major infrastructure projects.

3.3.6 However, longer term schemes, including the A15/A151 Bourne Bypass the A16 Tallington Bypass, are unlikely to be considered before 2021 unless there is a major change in national funding or opportunities arise through development led proposals.
3.3.7 A consequence of the rural nature of the District is the limited availability of public transport where access to services is often only realistic by car. In addition, access to broadband is limited restricting the ability of residents to work from home. Therefore, new development within many of the rural parts of the District will be dependant upon access by car.

**SP3: SUSTAINABLE INTEGRATED TRANSPORT**

In considering development proposals within the District, the council will ensure that the objectives of the most recent local transport plan for Lincolnshire are met. As part of the growth agenda for Grantham the delivery of traffic relief, including heavy goods vehicles, from the town centre will be a priority and any major development proposals within these areas will be expected to contribute towards delivering these schemes.

The Council will also encourage the creation of a sustainable, modern transport network across the district by:

- promoting the location of development in areas which are particularly accessible by public transport, cycling and walking, whilst recognising that development which is necessary in rural areas may only be accessible by the motor car;
- promoting a balanced mix of land uses and patterns of development which reduces the need to travel by car;
- promoting and assisting journeys by public transport, cycling, mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible (this may be secured either through the use of conditions or planning obligations);
- securing transport statements and travel plans where appropriate and requiring the preparation of transport assessments for all developments that are likely to have significant transport implications to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport;
- encouraging the use of Information and Communication Technology (ICT) for the purposes of businesses and for other service provision (this may be identified through travel plans); and
- supporting the retention and enhancement of service provision in local service centres.

Where appropriate, developer contributions will be sought towards the provision of necessary improvements.

3.3.8 This Policy meets Spatial Objectives 3, 4, 5, 13 and 14.
3.4 SP4: Developer Contributions

INTRODUCTION

3.4.1 Carefully considered and sensitive development offers substantial benefits to society. It provides the homes, employment opportunities and facilities we require and stimulates economic growth. However, development of all scales impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. As such, the planning system exists to reconcile the benefits of development with the costs it can impose. It has a key role to play not just in controlling land use, but in positively promoting sustainable development.

NATIONAL and REGIONAL POLICY

3.4.2 The framework for the current system of planning obligations in England is set out in section 106 (s106) of the Town and Country Planning Act 1990 (as substituted by the 1991 Act) and in Circular 05/2005. The Government does not propose for the time being to proceed with making regulations to set planning obligations on a new statutory basis, using the powers established by the Planning and Compulsory Purchase Act 2004 (sections 46 and 47).

3.4.3 Planning obligations (section 106 agreements) are an established mechanism for securing planning matters arising from a development proposal. They have, however, been criticised for delaying the planning process and for reducing its transparency, certainty and accountability. Circular 05/2005 was issued by Government in July 2005 in an attempt to address some of these criticisms.

3.4.4 The national framework is, however, evolving. The Planning Bill, which received Royal Assent on 26 November 2008, provides the statutory framework to implement Government proposals to introduce a Community Infrastructure Levy (CIL), which will enable Local Authorities to secure a bigger contribution from developers towards infrastructure costs.

3.4.5 The CIL will be a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area. The Regulations underpinning CIL are not expected to come into force before spring 2009.
LOCAL ISSUES

3.4.6 Planning obligations are typically agreements negotiated between local authorities and developers in the context of granting planning consent. They are intended to ensure that development contributes towards the creation of a sustainable community, particularly by securing contributions towards the provision of necessary infrastructure and facilities required by local and national planning policies.

3.4.7 Typically, planning obligations are used to:

- specify the type of development (eg requirement for the delivery of affordable housing),
- mitigate the impact of development (eg provision of necessary infrastructure), or
- compensate for loss or damage by development (eg open space).

3.4.8 Government guidance encourages local authorities in growth areas to consider tariff arrangements to address the complex packages of infrastructure needed in such areas. This allows for infrastructure to be provided in a timely, well-planned way and as a key part of delivering a sustainable community. This will be key to ensuring that Grantham is able to fulfill its role as a Sub-Regional Centre and accommodate the development required as a result of its Growth Point status.

3.4.9 Infrastructure is needed at both strategic and site specific level:

- **strategic infrastructure** needs arise off-site. These may include improvements needed to the transport system, such as a new road, or improvements to counter flood risk. New developments add incrementally to the need for this strategic infrastructure, and the logical response is to use strategic infrastructure contributions by applying a tariff approach to new dwellings.

- **site specific** contributions relate to needs arising directly from the development. These will usually be provided within the development site boundary, although they may, exceptionally, be provided nearby or via in-lieu contributions. These may include open space provision, community halls and facilities and affordable housing.

3.4.10 The use of Section 106 agreements is relatively straightforward where needs are clearly related to a specific development. Complications arise where a Section 106 approach is used to seek any necessary strategic off-site contributions, such as a relief road away from the site. In future, Section 106 agreements will be used for site specific needs, and the strategic elements will be covered by a **Strategic Infrastructure Tariff**. The Council will seek to enter into negotiations with developers to secure these planning obligations where necessary.

3.4.11 The following list, which is not exhaustive, indicates examples of types of community benefit which where appropriate the Council will pursue through planning obligations:
Improvements for people with a mobility handicap;
Provision of car parking for public use;
Improvements to public transport system highways, cycleways and pedestrian routes; Improvements to and provision of community buildings and green spaces for recreation, social, leisure, health and education purposes;
Provision of an element of affordable and/or special needs residential accommodation; Provision of recycling facilities;
Provision of an acceptable balance of uses in mixed use development;
Maintenance of small areas of green space or landscaping principally of benefit to the development;
Training centres, workshops and schemes which help develop the skills of the resident workforce and help groups such as women, ethnic minority groups and people with disabilities, facing disadvantage in the labour market;
Conservation and or provision of land and water for nature conservation and amenity;
Conservation of buildings, structures and places of historic or architectural or archaeological interest;
Provision of art or sculpture in public places; Public toilet and crèche facilities;
Street lighting;
CCTV and/or effective security measures

Section 106 Agreements

3.4.12 Local facilities required to support new development are determined on a site-by-site basis. They are related to site capacity and are "triggered" at different stages of site completion, so that provision is reasonably closely related to when the need arises.

Strategic Infrastructure Tariff

3.4.13 The precise level of the tariff and the details of its operation will be set out in a Supplementary Planning Document (SPD), which will be reviewed and kept up to date. It is important, however, that the tariff is set at a level which does not threaten the viability of the development.

3.4.14 All residential development in the Grantham area will be required to pay the tariff. Development of affordable housing will, in principle, be expected to pay the tariff. However, because the funding of such housing is complex, and subject to change over time, it will be kept under review, in order that people's housing needs can be met.

3.4.15 Residential development outside the Grantham area will not be subject to payment of the Strategic Infrastructure Tariff, although there will be a requirement, in principle, to make contributions to infrastructure and service provision in their locality.
3.4.16 Proceeds from the Strategic Infrastructure Tariff will be applied to specific infrastructure projects identified in the Grantham AAP and SPD.

SP4: DEVELOPER CONTRIBUTIONS

The Council will enter into planning obligations with developers to secure the provision of (or financial contributions towards) infrastructure and community benefits which the council considers are necessary in conjunction with development.

Planning obligations will cover those matters which would otherwise result in planning permission being withheld and should enhance the overall quality of a development.

The requirements of a planning obligation must be:

- necessary;
- relevant to planning;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development; and
- reasonable in all other respects.

A Strategic Infrastructure Tariff will be used to secure contributions to help fund the strategic physical infrastructure and other facilities needed to support Grantham's role as a sub-regional centre.

- All residential development in the Grantham area** will pay the tariff - including schemes on allocated sites, infill sites and "windfalls".
- The tariff will be set at a level which should not undermine the viability of development.
- The tariff rates and the processes involved will be set out in a supplementary planning document.

Site specific requirements will be secured using dedicated Section 106 Agreements negotiated on an individual site basis. Facilities provided by such agreements will normally be located on-site but may, exceptionally, be provided nearby.

** area will be defined in the Grantham Area Action Plan

3.4.17 This Policy meets Spatial Objectives 1, 5, 7, 9 and 10.
4 Environmental Policies

4.1 EN1: Protection and Enhancement of the Character of the District

INTRODUCTION

4.1.1 Landscapes are an important part of Lincolnshire’s physical and cultural resource. They contain innumerable visible traces of human interaction with nature over many millennia. They contribute to the identity of the County, provide settings for everyday life, attract tourism and business, and are a source of enjoyment and inspiration. Virtually all landscape, however unassuming, means something to someone.

4.1.2 The District’s landscape character is not only its topography but is a blend of natural features, biodiversity and man-made structures. This policy aims to ensure that these resources are conserved and that the environment is protected and enhanced. It aims to make sure that development within the District does not compromise the variety and distinctiveness of the existing biodiversity and wider environment. It is intended to sustain an attractive, diverse, high-quality, accessible, thriving and environmentally healthy countryside in South Kesteven.

NATIONAL POLICY

4.1.3 At a national level PPS1, PPS7, Planning Policy Statement 12: Local Spatial Planning (PPS12), Planning Policy Guidance 17: Planning for open space, sport and recreation (PPG17) are relevant to the natural environment and biodiversity, with Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) providing a particularly relevant policy context for protecting biodiversity and geological conservation through the planning system.

4.1.4 The Council already has a statutory duty to protect many areas within the District, for example Sites of Special Scientific Interest, Regionally Important Geological and Geomorphological Sites (RIGS), protected species, Scheduled Ancient Monuments, Conservation areas, Listed Buildings and trees subject to Tree Preservation Orders. These nationally important elements of the landscape are protected via national policy e.g. PPS9 (2005), PPG15 (1994), PPG16 (1990) and the Natural Environment and Rural Communities (NERC) Act 2006. It is also important to recognise that there are other distinct features of the landscape which are important to the locality and which are valued by the local population.

REGIONAL POLICY

4.1.5 The emerging RSS incorporates policies that recognise the need to maintain and enhance the region’s biodiversity to achieve targets in the national and local Biodiversity Action plans. It also stresses that Local Authorities should prepare Landscape Character Assessments to inform the preparation of Local Development Frameworks.
LOCAL ISSUES

4.1.6 South Kesteven has a rich heritage of buildings, archaeological remains and countryside. It boasts an attractive and varied landscape. The historic fabric of the towns, villages and individual buildings, archaeological features, historic parks and gardens, as well as their settings and the wider landscape all need to be recognised, understood and conserved. This high quality natural and built environment could suffer if the needs of development are met without taking steps to safeguard these finite resources.

4.1.7 The policy on natural environment will contribute to the wider aims of the UK Biodiversity Action Plan (BAP), whilst also being consistent with the objectives of the Lincolnshire BAP. Local Authorities have a duty to have regard to the conservation of biodiversity in accordance with Section 40 of the NERC.

4.1.8 In order to establish criteria against which development proposals can be assessed, and to ensure that they respect the intrinsic landscape character of the area, it is necessary to understand the characteristics of the local landscape. This is done by means of survey and assessment.

4.1.9 Natural England has co-ordinated the identification of Landscape Character and Natural Areas across England. Together these reflect a division into areas with particular combinations of geology, soil, plants, animals, settlement history, land use, scenery, heritage and culture. Each area has a defined local character, distinctiveness and sense of place. Although not based on administrative boundaries, these areas have long been recognised in topographical descriptions. Four of these areas relate to South Kesteven: Kesteven Uplands, Southern Lincolnshire Edge, Trent and Belvoir Vales and The Fens.

4.1.10 A more detailed assessment of the District’s landscape character has been undertaken (FPCR, January 2007). The study was carried out to ensure that appropriate future development is successfully integrated within the landscape. This has identified six areas within the District: Kesteven Uplands, Trent and Belvoir Vales Southern Lincolnshire Edge, Harlaxton Denton Bowl, Grantham Scarps and Valley, Fen Margin and the Fens. Each of these areas displays distinct characteristics of topography, agricultural usage, field systems and settlement patterns, as well as historic building styles. The assessment has also highlighted which of the distinctive features of each area should be protected or enhanced. This also includes such things as views and styles of building. The Landscape Character Areas identified by this study are shown on the following Map:
4.1.11 The Landscape Character Assessment has been used by the Council to inform its Landscape Policy. There are several reasons for this: it is more recent than the Landscape Character and Natural Areas work, it is a more detailed survey of the District and it addresses issues such as regeneration and sustainable land management which were not considered.
4.1.12 The individual character of some of the District's towns and villages has been examined through the parish plan process. In some cases this has resulted in the preparation of a Village Design Statement (VDS). Where these have been adopted by the Council they will be used as material considerations in determining planning applications.

4.1.13 In addition, the preparation of Conservation Area Appraisals for each conservation area in the District will, when approved, also be a material consideration in determining planning applications.

**EN1: PROTECTION AND ENHANCEMENT OF THE CHARACTER OF THE DISTRICT**

South Kesteven's Landscape Character Areas are identified on the map. Development must be appropriate to the character of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

All development proposals will be assessed in relation to:

1. both statutory and local designations of landscape features, flora and fauna
2. local distinctiveness and sense of place
3. historic character, patterns and attributes of the landscape
4. the layout and scale of buildings and designed spaces
5. the quality and character of the built fabric and their settings
6. the condition of the landscape
7. biodiversity and ecological networks within the landscape
8. public access to and community value of the landscape
9. remoteness and tranquillity
10. visual intrusion
11. noise and light pollution
12. Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council
13. impact on controlled waters
14. protection of existing open space (including allotments and public open space)

4.1.14 This Policy meets Spatial Objectives 9 and 10
4.2 EN2: Reducing the Risk of Flooding

INTRODUCTION

4.2.1 Inappropriate development in fluvial floodplain areas should be avoided. Planning permission will not normally be granted for development which is likely to be at risk from flooding, or which is likely to increase the risk of flooding elsewhere. Development which would result in an adverse impact on the water environment due to surface run-off should also be resisted. The local authority will seek to bring about an overall reduction in flood risk through development.

NATIONAL POLICY

4.2.2 In accordance with Planning Policy Statement 25: Development and flood risk (PPS25), a Flood Risk Assessment (FRA) of the probability of risk of increased flooding as a result of the proposed development would have to be taken into account. Developers should ensure that increased surface-water run-off does not result from the redevelopment of brownfield sites. The FRA must demonstrate that the PPS25 sequential and exception tests have been applied, where necessary, to both the principal of use and the proposed layout of development within the site.

REGIONAL POLICY

4.2.3 In accordance with the Regional Plan (RSS8), the local authority’s Strategic Flood Risk Assessment is the principal reference document for assessment of the flood risks associated with any development.

LOCAL ISSUES

4.2.4 The Strategic Flood Risk Assessment (SFRA) has identified which areas of the District are at risk from flooding. Flood Zone Maps have been prepared for the District to identify those areas of the District which are subject to flood risk which falls into Flood Zone 2 (Low to Medium Risk) and Flood Zone 3 (High Risk).

4.2.5 There is an initial presumption that preference should be given to locating new development in Flood Zone 1 areas. If there is no reasonably available site the flood vulnerability of the development can be taken into account in locating it within Flood Zone 2 and then Flood Zone 3.

4.2.6 The Government has stressed that the new Growth Point proposals will need to demonstrate a good balance between homes and employment together with a greater awareness of environmental sustainability: new developments built to a higher standard of sustainable design with less demand on resources and with the right provision for water supply, treatment and flood risk.

4.2.7 A Water Cycle Strategy (Stage 1 Outline) looking at the strategic issues on the existing water infrastructure related to the growth of Grantham associated with its Growth Point status was completed in 2008.
4.2.8 The outline strategy highlighted issues with the water infrastructure which will need to be addressed to ensure the proposed growth can progress without causing undue impact on the environment. In particular the lack of capacity in the sewer network and sewer treatment capacity needs to be resolved. Although they are not considered to be ‘show stoppers’, it will require the careful planning and timing of development in relation to future investment in infrastructure.

**EN2: REDUCING THE RISK OF FLOODING**

Planning permission will not be granted where the site is liable to, or at high risk of, flooding, or where development would be likely to:

- increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; or
- increase flood risk in areas downstream due to additional water run-off; or
- increase the number of people or properties at risk, have a detrimental effect on flood defences or inhibit flood control and maintenance work,

unless it is demonstrated that these effects can be overcome by means of appropriate alleviation and mitigation measures, which will be secured by planning conditions or by legal agreements, and will be properly managed to the satisfaction of the Environment Agency, or that the benefits of development outweighs the risk from flooding in accordance with PPS25.

Development which is likely to have a detrimental impact on the natural features of rivers and stream corridors, ponds or wetland habitats will not be permitted.

In addition, development will be required to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage.

4.2.9 **This Policy meets Spatial Objectives 1, 9 & 11.**
4.3 EN3: Renewable Energy Generation

INTRODUCTION

4.3.1 The use of renewable energy, in combination with improvements in energy efficiency of all new development, offers an opportunity for dealing with wider concerns over climate change and the emission of greenhouse gases in South Kesteven.

4.3.2 The need to conserve and protect the Earth's natural resources underlines the importance of ensuring future development is achieved within known biophysical limits. This now lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to be applied within the context of South Kesteven, where large-scale developments are proposed.

4.3.3 It will, therefore, be important for the Core Strategy to contain policies which ensure that this wide range of issues is taken into account. Climate-proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change. Examples include: minimising risk of flooding, sustainable drainage (SuDs), minimising risk of subsidence, installing water saving measures and devices (greywater recycling, rainwater harvesting systems, water efficient systems and appliances), fitting and/or making future provision for installing heating and power systems that have low or zero carbon dioxide (CO2) and greenhouse gas (GHG) emissions, constructing buildings that are naturally ventilated and capable of enduring higher diurnal and nocturnal temperatures without the need to install air conditioning systems, using materials that have low/zero CO2 and GHG emissions and biofuels for transportation.

4.3.4 Renewable energy is defined as energy that comes from:

- Solar thermal (solar hot water systems);
- Active photovoltaic energy (PV);
- Geo-thermal water heating; Wind turbines;
- Energy crops and biomass;
- Energy from human sewage and agricultural plant and animal waste but not energy from domestic or industrial waste, except methane from existing landfill sites;
- Ground source heat pumps; or
- Combined heat and power plants.

4.3.5 This policy seeks to achieve greater efficiency in use of natural resources, minimise energy demand and increase the use of renewable resources.
NATIONAL POLICY

4.3.6 PPS1 promotes prudent use of natural resources as a fundamental principle in delivering sustainable development. The supplement to PPS1, published in 2007, sets out how planning should contribute to reduce emissions and stabilise climate change. High quality design and high construction standards are an essential part of the Government’s drive to achieve carbon neutrality for all new housing by 2016.

4.3.7 The Code for Sustainable Homes is a national standard used to assess the sustainability of new dwellings and looks at dwellings in a holistic way. The Code has six levels, with level six being zero carbon: the Government is proposing that all new homes be zero carbon by 2016. The Code includes standards on water, energy, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. In the event that the Code for Sustainable Homes is replaced by another method of assessment dwellings should meet at least the equivalent standards set out in the policy. Sustainability for non-residential buildings can also be set using independent assessment methods such as the Buildings Research Establishment’s Environmental Assessment Method (BREEAM).

4.3.8 PPS22 advises that RSSs and LDFs should contain policies designed to promote and encourage rather than restrict the development of renewable energy resources.

4.3.9 The UK has a legally binding commitment under the Kyoto Protocol to reduce greenhouse gases by 12.5% below 1990 levels by 2012. At the same time there is a target to reduce CO2 emissions in the UK by 20% by 2010. The Energy White Paper (2003) set out the Government’s goal to pursue policies which meet the targets of providing 10% of electricity supply from renewable sources by 2010 and 20% by 2020.

REGIONAL POLICY

4.3.10 The emerging Policies promote better design and sustainable construction, and set out regional priorities for energy reduction, energy efficiency, low carbon energy generation and are underpinned by an ‘energy hierarchy’.

4.3.11 The emerging RSS provides a steer towards the technologies that are appropriate in each regional Sub-area. In the context of South Kesteven such generation is likely to come from wind, biomass and landfill gas. The Council will need to make provision for promoting and encouraging energy efficiency and implementing the renewable energy generation targets which will eventually be set out in the East Midlands Regional Plan.
LOCAL ISSUES

4.3.12 South Kesteven District Council signed the Nottingham Declaration on climate change in October 2006, which is a public statement of intent to work with the local community and business to respond to the challenges of climate change. Developers will be required to submit a sustainability statement identifying how their proposals meet current best practice standards of renewable energy provision and carbon dioxide reduction. The Council must be satisfied that there are no other environmental impacts arising from the renewable energy technology, which balance out the benefits. This may include the visual impact on listed buildings or conservation areas.

4.3.13 In order to reduce dependence on off-site and non-renewable energy the Council will encourage the incorporation of measures to reduce energy consumption and/or the generation of energy needs with renewable energy within development. The demand for energy resulting from the use of buildings can also be reduced through their design, layout and orientation.

4.3.14 The policy seeks to achieve greater efficiency in the use of natural resources, to ensure that impacts on natural resources are minimised and potential use of renewable energy/resources is maximised. This approach complements the development of renewable energy technologies: it aims to ensure that South Kesteven contributes to meeting the renewable energy targets and reducing overall demands for energy, through positive and innovative approaches in both urban and rural locations.

EN3 RENEWABLE ENERGY GENERATION

The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to the proposals according with the other Core Strategy policies, national guidance and complying with the following criteria:

The proposal can be connected efficiently to existing national grid infrastructure, unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

The proposal should make provision for:

- the mitigation of the real emissions/impacts arising from the installation of the renewable energy generation
- the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

4.3.15 This Policy meets Spatial Objectives 1 & 14.
4.4 EN4: Sustainable Construction and Design

**EN4: SUSTAINABLE CONSTRUCTION AND DESIGN**

Proposals for new development should consider and demonstrate how the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change in accordance with other core strategy policies.

To meet these requirements:

All new developments should maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation on site to reduce overall energy demand.

All developments should minimise mains water use and demonstrate that water conservation measures are incorporated so that predicted per capita consumption does not exceed the appropriate levels set out in the Code for Sustainable Homes or BREEAM standards.

All development proposals with a floor area greater than 1,000 m$^2$ or for more than 10 dwellings, whether new build, change of use or conversion, will be required to provide at least 10% of the development’s total predicted energy requirements on-site, from renewable energy sources and energy efficient design measures which seek to secure a reduction in carbon dioxide emissions from the estimated energy usage of the completed and occupied development.

These requirements may be relaxed if it can be clearly demonstrated by the applicant/developer, that to require full compliance would not be economically viable for the specific scheme.

4.4.1 **This Policy meets Spatial Objectives 1 & 14.**
5 Sustainable Homes

5.0.1 The Council aims to meet national objectives for a decent home for all. To do this the whole housing market and the forces which affect it must be understood. The District lies within the Peterborough (partial) Housing Market Area (HMA) as identified in the East Midlands Regional Plan. Together with neighbouring authorities in the HMA the Council has undertaken a Strategic Housing Market Assessment (SHMA). The assessment provides information about the existing housing stock; demand for new market housing; affordable housing and gypsy and travellers requirements; and local housing costs and incomes. This has been used to inform the policy framework for all types of housing provision across the District.

5.1 H1: Residential Development

INTRODUCTION

5.1.1 The Core Strategy provides the broad framework for the amount and distribution of new homes across the District. As a minimum the Council will seek to ensure that the requirements of the Regional Plan for the plan period to 2026 are met. In distributing this housing requirement the Council will promote mixed and balanced housing communities, where homes are of a size, design and tenure appropriate to all needs.

NATIONAL POLICY

5.1.2 Government policy, as set out in Planning Policy Statement 3: Housing (PPS3), is "to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live". The planning system aims to ensure that new homes are provided in the right place at the right time, whether through new development or the conversion of existing buildings. The aim is to provide a choice of sites which are both suitable and available for house building. It is, however, important that the momentum of economic growth is maintained.

REGIONAL POLICY

5.1.3 The Regional Plan provides for an annual average build rate of 672 homes for the 25 year period 2001-2026 which equates to the provision of 16800 dwellings. As a result of Grantham's designation as a New Growth Point, at least 50% of the District housing total has been allocated in the town in order to address growth aspirations. Grantham is one of a number of towns across the Country which have been designated as New Growth Points, and the Council has entered into partnership with the Department for Communities and Local Government to deliver increased levels of sustainable growth over the next decade. To achieve this key development sites have been identified in and around the town for housing, commercial, employment and retail development together with social and physical infrastructure required to meet the needs of an expanding population.
5.1.4 The New Growth Point initiative is Government’s response to the Barker Review of Housing Supply. This highlighted the shortfall between supply and demand for housing: more houses are needed to help first time buyers, address overcrowding and keep up with rising demand. The New Growth Point initiative aims to ensure that there is an adequate supply of good quality housing of all types, including affordable housing for key workers and those in lower income groups.

5.1.5 Monitoring shows that 4986 dwellings have already been built in South Kesteven in the period 1st April 2001 to 31st March 2008, and a further 4335 dwellings have been approved, but not yet built. Assuming that all of these committed sites will be built over the plan period, land for at least 7479 additional homes will need to be identified through DPDs. To assist the process of identifying sites suitable for allocation the Council has prepared a Strategic Housing Land Assessment (SHLAA) together with neighbouring Rutland County Council and South Holland District Council. This reveals considerable potential capacity and availability of development land in the four towns and the Local Service Centres.

LOCAL ISSUES

5.1.6 Provision for residential development will be met by sites which already have planning permission, and on new allocated sites. New allocations will be identified in separate documents: Site Specific Allocations and Policies DPD and Grantham Area Action Plan. It is accepted that Grantham will need two greenfield urban extension sites to meet the strategic housing requirement for the town.

5.1.7 The Council will regularly monitor development rates across the District. The results of this monitoring will be published each December through the Council’s Annual Monitoring Report, which contains housing trajectories to ensure a five- and ten-year housing land supply is available. If it becomes clear during the plan period that the housing requirements of the Regional Plan are unlikely to be met, the Council will consider releasing additional housing sites. If, however, it becomes apparent that provision will substantially exceed the Regional Plan requirement, the Council will review and delay through phasing policies outstanding allocations.

H1 RESIDENTIAL DEVELOPMENT

New housing development in South Kesteven during the period 2001 – 2026 should be planned and phased to deliver the minimum level of housing development required by the Regional Plan.

To achieve the proper distribution of development across the District during the plan period development targets have been set for each town, the Local Service Centres and the rural areas as six sub-areas. Any additional housing growth proposed for the District throughout the plan period should be distributed in a similar manner following the framework set out below.
Housing growth should be focused on **Grantham** to deliver the wider social and economic aspirations of Grantham Growth Point Partnership.

Development in **Bourne** should be restricted to that already committed via planning approval at the date of adoption of this Core Strategy.

Gradual increase in development rates in **Stamford** and the **Deepings** to meet the needs of these market towns, and to support the provision of additional community infrastructure.

Plan for a modest level of development within the more sustainable villages identified as **Local Service Centres** to enable them to continue to function as sustainable local centres.

Restrict new housing development in all other areas to affordable local need housing, agricultural/forestry workers accommodation and conversions in accordance with policy SP1 spatial strategy.

<table>
<thead>
<tr>
<th></th>
<th>District</th>
<th>Grantham</th>
<th>Stamford</th>
<th>Bourne</th>
<th>Deepings</th>
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<td></td>
<td></td>
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<tr>
<td>% Distribution</td>
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5.1.8 **This Policy meets Spatial Objectives 1, 2, 3, 4, 5, 6 & 7.**

5.1.9 The concentration of housing growth in Grantham will assist in consolidating its status as a Sub-Regional Centre.
5.1.10 It allows for modest growth in the south of the District, particularly for Stamford and The Deepings, where development has been restricted in recent years, this will help provide a better balance of homes to jobs, and help to arrest the drift of households towards Peterborough. It is felt that the amount of development taking place, or already committed, in Bourne is such that no additional land needs to be allocated.

5.1.11 Some growth will be allowed in those villages which have been identified as Local Service Centres, in order to maintain their viability. In these locations development, including infill, will be limited to the built-up areas of the settlements.
5.2 H2: Urban Extension Sites (Grantham)

INTRODUCTION

5.2.1 Sustainable urban extensions (SUEs) are developments which take place at the edges of existing urban areas, typically on greenfield sites or on other open land at the urban fringe. They will comprise a mix of uses, ensuring that they are sustainable in terms of design and layout of uses, and building techniques, utilising where available existing community facilities and infrastructure, and providing all the necessary social and physical infrastructure required to support the growth in population.

The Structure of an Urban Extension

5.2.2 An urban extension is expected to comprise a full range of local facilities, and should be developed in accordance with established design principles and concepts which reflect local circumstances, infrastructure and design objectives.

5.2.3 It is considered that urban extensions to Grantham should seek to achieve the following objectives:

- minimise the total amount of land required for development, whilst ensuring that there is sufficient land available to provide a mixed-use development with a wide range of facilities and services capable of fostering a high degree of self-sufficiency;
- retain and preserve land and/or landscape features that are protected, or considered locally important, unless appropriate mitigation strategies can be successfully implemented or there are no other feasible alternatives;
- locate development around existing physical and social infrastructure to minimize the development of new infrastructure and to ensure that existing residents can benefit from new development; implement sustainable urban drainage systems to minimize impacts on groundwater quality and quantity;
- promote energy efficient layouts and buildings and encourage the harnessing of renewable sources of energy;
- ensure that areas of new residential development are successfully integrated with existing residential areas;
- enhance the local environment through the creation of wildlife corridors and refuges and through careful consideration of the landscape;
- promote the use of active, overlooked streets and areas of open space to provide community safety;
- ensure that development is based around existing good quality public transport links and improve the quality and frequency of public transport links where possible;
- ensure that there are safe, attractive, short and direct linkages for pedestrians and cyclists between housing areas and employment, retail, leisure and education facilities, and public transport links.
NATIONAL POLICY

5.2.4 Government policy states that future housing needs should be met in the most sustainable way possible. Grantham has been identified as a Growth Point and is, therefore, considered an appropriate location to focus a large amount of housing growth, which is also expected to bring commercial and economic growth. To deliver the amount of housing expected by the growth point it is necessary to identify land for two SUEs in Grantham. These will be developed in a phased manner throughout the plan period and beyond to deliver a steady increase in new housing to meet the needs of a growing population. It is expected that the SUEs will continue to be development beyond 2026 providing for the long term development needs of the town in a comprehensive planned and phased manner. In identifying the most suitable location for urban extensions PPS3 advises local planning authorities to focus upon creating mixed and sustainable communities by locating development in suitable locations with good access to work and community facilities.

REGIONAL POLICY

5.2.5 Regional planning guidance confirms this sequential approach to identifying land for residential development, starting with urban areas and then sites adjoining urban areas, as part of planned and sustainable urban extensions.

LOCAL ISSUES

5.2.6 Grantham has been identified as an urban area with the capacity to support sustainable growth through its development objectives. The town is strategically well located, being adjacent to the A1 trunk road and connected to the East Coast rail link between London and Edinburgh. According to the 1991 and 2001 census data, the population of Grantham has grown from 35,660 to 37,860, a rise of nearly 6%. Grantham is identified in the Regional Spatial Strategy as the location for the majority of development within the District. This will provide the means to strengthen the role of the town as a Sub Regional Centre.

5.2.7 The housing distribution policy (H1) identifies that Grantham should provide more than half of the annual District housing requirement. During the plan period it is expected that more than 8,500 new homes will be built in the town. Commitments and completions since 2001 already account for 2,700 new dwellings. This leaves a shortfall of 5,858 homes to be identified. Whilst there is expected to be sufficient capacity for at least 2,000 homes within the built up part of the town to achieve these growth objectives it is necessary to identify two urban extensions in Grantham to ensure that sufficient new homes are provided over the next 20 years and beyond.

5.2.8 The two SUEs offer the opportunity to provide significant benefits to Grantham, including a reduction in traffic congestion, as both sites will be expected to deliver road links which will take through traffic away from the town centre.
5.2.9 Development on each site will progress in a timely manner according to agreed phasing requirements, ensuring the delivery of new community infrastructure, such as schools, shops, medical facilities and community halls at appropriate points within the development programme. Detailed master plans will be prepared for each site as Supplementary Planning Documents (SPD). The master plans will also ensure that the development of each SUE offers a self-sufficient new community, which at the same time has a close relationship with existing communities in the town through strategic open spaces and pedestrian and cycle links.

### H2 POPLAR FARM

This site is located to the north of the A52 Barrowby Road and south of the Nottingham rail line. It is expected that it could yield a total of 3500 new dwellings. A large part of the site has been allocated for housing through the local plan since 1995. Although development of this allocation has been constrained for a number of reasons, it is expected that development of this SUE could begin in 2009. Initially development rates on the site will be relatively low. However they are expected to increase as the site is developed and demand increases.

The site presents opportunities for sustainable, mixed use development incorporating housing, employment and local community facilities. This site is a natural extension to an existing residential development. Its proximity to the centre of the town means that the established cycle, walking and bus routes could be extended into the site. There is also access to the A1, both northbound and southbound, within easy reach, and the A52 is a major gateway to Nottingham and the rest of the East Midlands.

Development of the site will need to complete the road link between Pennine Way and Barrowby Gate and will need to provide a range of community facilities including a primary school, medical centre, local shops, formal and informal recreational space. The design and layout of the site will need to incorporate strong links into the town centre and across to Great Gonerby and Barrowby Gate, reflecting the natural topography of the site.

### H2 SOUTHERN QUADRANT

The site is located to the south of Grantham, and spans the East Coast Main Line. The whole SUE includes land between the A1 in the west and the A52 in the east, although it is envisaged that housing development will be contained within that part of the site between the railway line and the A52. It is expected that the site could yield up to 4000 new homes, together with employment development and community facilities. Access to the residential part of the SUE
will be dependant upon the provision of a new road from the A52. Construction of new homes on the site is not likely to begin until 2011/2012. The site is currently part agricultural and part industrial.

There is likely to be contamination around the industrial part of the site and also abutting the railway line. The land adjacent to the River Witham has been identified as being at a high risk of flooding and should, therefore, remain undeveloped; the incorporation of appropriate SUDS to alleviate any potential increase to flood risk arising from the development must be included in design proposals. Part of the site has been identified as a site of nature conservation importance (SNCI) and should be protected. There are known archaeological remains on part of the site, which should be investigated and protected if appropriate. The river corridor and wooded areas of the site are important for biodiversity and contribute to the landscape character of the area. As such, the development of the SUE will be expected to recognise important features and characteristics of the site and incorporate them fully into the design of development, ensuring protection and enhancement where necessary.

5.2.10 These Policies meet Spatial Objectives 2, 4, 6, 7 and 10.
5.3 H3: Affordable Housing

INTRODUCTION

5.3.1 An adequate supply of housing which is affordable for local incomes is an essential part of a thriving local economy and helps promote social inclusion. The planning system plays a central role in increasing the supply of affordable housing by creating mixed and balanced communities.

NATIONAL POLICY

5.3.2 Planning Policy Statement 3: Housing (PPS3) establishes that where there is a demonstrable need for affordable housing within an area, policies should be included within the LDF which seek the provision of affordable housing on appropriate sites. PPS3 also includes a national definition of affordable housing, which forms the basis upon which the local definition has been derived.

REGIONAL POLICY

5.3.3 The Regional Plan (RSS8) indicates targets for the provision of affordable housing within each Housing Market Area (HMA). South Kesteven lies within the Peterborough Partial HMA for which a numerical target of 11,000 affordable homes has been provided. However RSS also states LPAs should establish local level of need utilising Strategic Housing Market Assessment to evidence this.

LOCAL ISSUES

5.3.4 Based on evidence provided in the latest Housing Needs Survey (Fordhams Research 2006), there is a need to provide 646 additional affordable homes in the District per annum. This level of need is reinforced by the SHMA (March 2007) which established a need of 40% in the Housing Market Area but a higher level of 50% for South Kesteven. To facilitate the delivery of these homes, a policy framework must be included within the LDF to ensure an appropriate element of affordable units are provided in association with normal market housing schemes.

Definition of Affordable Housing in South Kesteven:

5.3.5 “Housing which is provided for local people who are unable to rent or purchase a house on the open market. Such housing must be made available either to let at rents approved by the local authority, or sold as shared ownership / low cost home intermediate ownership, values also to be approved by the local authority. The Council would prefer affordable housing to be provided by a Registered Housing

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1 Information relating to local rents and house prices, together with local incomes is regularly monitored by the Council and can be made available to prospective applicants, developers and social housing providers.
Provider (RHP). All developers of affordable housing will be encouraged to entered into the Council’s Housing Partnership Agreement which establishes a consistent approach to the delivery and management of affordable housing in the District.”

H3: AFFORDABLE HOUSING

Using evidence from the most up-to-date strategic housing market assessment (SHMA) the council will ensure that:

All new urban developments comprising 15 + dwellings or sites of 0.5 ha or larger in size and / or rural developments of 2 + dwellings should provide an appropriate number of affordable housing units within the development site.

Where affordable housing units are provided, a target of 40% affordable and 60% market housing will be required.

Of the affordable housing provided on each site it is expected that at least 65% will be socially rented housing and 35% will be intermediate housing. All units should be of an appropriate size and type to meet the need identified by the current evidence of housing need for that ward. To achieve this, targets for affordable housing will be set on every allocated site. In addition, the council will seek to identify suitable opportunities to deliver about 10 rural affordable housing units each year through the allocation of rural exception sites.

Rural exception sites should be in or adjacent to a village where there is a proven need for local affordable housing. Such houses should be available in perpetuity for local need. Sites should be suitable for development in all other respects and meet all other policy requirements for development.

Together with Registered Housing Providers (RHPs) and land owners the council aims to deliver additional affordable housing in the rural area to meet identified local need. To achieve this the Council will investigate and identify specific sites or areas of search to allocate specifically for local affordable housing development (exception sites).

5.3.6 This Policy meets Spatial Objectives 1 and 7.
5.4 H4: Gypsies and Travellers

INTRODUCTION

5.4.1 The housing needs of all the community, including Gypsies and Travellers should be provided for. Gypsies and Travellers are believed to experience the worst health and education status of any disadvantaged group in England and research has consistently confirmed the link between the lack of good quality sites for Gypsies and Travellers and poor health and education. The key to reduction in unauthorised camping is to increase the supply of authorised sites.

NATIONAL POLICY

5.4.2 The Housing Act 2004 places a requirement on local housing authorities to include Gypsies and Travellers in their accommodation assessments and Circular 01/2006 clearly establishes a duty upon the Council to make appropriate provision for sites for Gypsies and Travellers where there is a known need. In the absence of allocated sites the Council must include a clear criteria based policy against which speculative proposals can be assessed. Sustainable site provision and enforcement where needed, aims to reduce unauthorised camping and reduce tensions (within settled communities).

REGIONAL POLICY

5.4.3 A strategic approach is advocated, developed through the Lincolnshire Gypsy and Traveller Accommodation Assessment (September 2007), with the emerging RSS identifying a minimum requirement of pitches to be provided for in the District.

LOCAL ISSUES

5.4.4 The 2006 Gypsy & Travellers Housing Needs Survey (GTNS) revealed that in addition to the existing permanent sites in the District there was an outstanding need for 20 permanent pitches and 5 transit pitches, with the number of Gypsy and Traveller households expected to increase by 6% over the next five years. Since then, planning consent has been given for 15 permanent and 12 transit pitches at Lazy Acres, near Grantham.

5.4.5 A jointly funded Lincolnshire Gypsy and Traveller Accommodation Assessment (GTAA) has been undertaken, the methodology based upon the latest version of central Government Good Practice Guidance (February 2006). The findings in the final report concur with the GTNS undertaken in 2005.

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2 Circular 01/2006 defines Gypsies and Travellers as “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such”. (ODPM, 2006, p.6)
5.4.6 In light of the known need in South Kesteven, the Council will seek to identify and allocate appropriate sites through the Site Specific Allocations and Policies DPD.

5.4.7 Proposals for sites should be in accordance with the criteria of Policy H4 and guidance on the design of sites for Gypsies and Travellers.

5.4.8 This approach recognises that there can be tensions between Gypsies and Travellers and the settled community and seeks to minimise this issue while meeting Gypsy and Travellers needs. Therefore, sites should be on the edge of, or within reasonable distance of, settlements which offer a range of services. However, they should not be located where use of the site would cause nuisance to adjoining properties, nor should sites be located where existing land uses will cause nuisance to the site residents, for example through pollution (noise, smell, contamination etc.). Circular 01/2006 advises that sites on the outskirts of built-up areas may be appropriate and that sites within rural or semi-rural settings are acceptable in principle.

5.4.9 In the absence of allocated sites the Council must include a clear criteria based policy against which speculative proposals can be assessed. It is recognised that Gypsy sites may have to be located in the countryside, but decisions about the acceptability of particular locations need to take into account access to essential services, the impact on the settled community in the vicinity and the need to minimise visual intrusion.

**H4 GYPSIES AND TRAVELLERS**

Where evidence from the most up to date Gypsy and Traveller Accommodation Assessment identifies the need for additional accommodation planning permission may be granted or sites allocated to meet this need where:

- the proposed site provides an acceptable living environment for its residents;
- the site has good access to the highway network and will not cause traffic congestion or safety problems;
- the site is near or adjoining a residential area;
- the site is accessible to shops, schools and health facilities by public transport, on foot or by bicycle.
- the site is not identified as Flood Zone 3 in PPS25.
- the site will not over dominate the residential (settled) community and not place undue pressure on the local infrastructure.

5.4.10 This Policy meets Spatial Objectives 1, 5 & 7.
5.5 H5: Travelling Showpeople

INTRODUCTION

5.5.1 Travelling showpeople are self-employed business people who travel the country holding fairs. Most travelling showpeople are members of the Showman’s Guild of Great Britain.

5.5.2 Traditionally, most travelling showpeople travel for their businesses in summer and spend the winter on sites, which they either own themselves or which are publicly owned. Although the nature of their work involves travelling, they do require secure bases for the storage of equipment and for residential purposes, particularly during the winter months; additionally this will allow children to have uninterrupted access to education and access to healthcare for older family members.

NATIONAL and REGIONAL POLICY

5.5.3 It is clear from statutory Regulation that the accommodation needs of Travelling Showpeople should be included in Gypsy and Traveller Accommodation Assessments (GTAA). Circular 04/2007 ‘Planning for Travelling Showpeople’ gives planning guidance on travelling show people, to facilitate provision of both privately and publicly owned sites where there is a known need.

5.5.4 In the absence of allocated sites the Core Strategy should contain a clear criteria-based policy against which speculative proposals can be assessed.

LOCAL ISSUES

5.5.5 The Lincolnshire GTAA (Sept 2007) identified two existing Travelling Showpeople sites in South Kesteven: Honington Circus, Grantham and Fairview, Lound.

5.5.6 The Lincolnshire GTAA did not identify a need for additional Travelling Showpeople accommodation and the emerging RSS does not include specific pitch requirements. This does not mean that such a need will not be identified in the future. The Council will expect proposals for travelling showpeople sites to be in accordance with the criteria included in the Policy H5. This will allow for the proper consideration of any planning application made for a site for travelling showpeople.

5.5.7 It is recognised that sites for travelling showpeople may have to be located in the countryside, however the acceptability of particular locations need to be considered. The sites need to be suitable for mixed residential and business uses,
having regard to the safety and amenity of the occupants and their children, and neighbouring residents, access to essential services, the impact on the settled community in the vicinity and the need to minimise visual intrusion.

**H5 TRAVELLING SHOWPEOPLE**

Proposals for sites for travelling showpeople must be justified by a demonstration of need.

Where such need is demonstrated planning permission may be granted for sites to meet this need where:

- the site has good access to the highway network and will not cause traffic congestion or safety problems.
- the site includes sufficient space for storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers.
- the site should respect the scale of the nearest settled community and not place undue pressure on the local infrastructure.
- the site is not identified as Flood Zone 3 in PPS25.
- the site is accessible to shops, schools and health facilities by public transport, on foot or by bicycle.

5.5.8 **This Policy meets Spatial Objectives 1, 5 & 7.**
6 Economic Prosperity

6.1 E1: Employment Development

INTRODUCTION

6.1.1 This policy seeks to meet the objectives of the Council’s Economic Development Strategy, the Sustainable Community Strategy’s economic and tourism objectives and the aims of national guidance by ensuring that well located, good quality employment land which is attractive to businesses is allocated in appropriate, accessible and sustainable locations.

NATIONAL and REGIONAL POLICY

6.1.2 National policy on employment development is currently under review. The key messages from draft Planning Policy Statement 4: Planning for Sustainable Economic Development (PPS4) relevant to South Kesteven include: the need to develop flexible policies which are responsive to economic change; the need for co-ordination with infrastructure and housing provision; facilitation of a supply of land to meet business needs, taking account of the different locational requirements and the expected employment needs of the District’s communities; provide for a range of business types from small start ups to larger concerns.

6.1.3 A number of regional studies have been undertaken in recent years. All of these studies have found that there will be a significant decline in demand for industrial floorspace and a significant increase in demand for office floorspace over the next 10 to 15 years. The emerging RSS encourages local authorities to work in partnership at a sub-regional level to ensure that sites allocated for employment uses are consistent with the priorities of the Regional Economic Strategy, are attractive and responsive to the needs of the market and promote the diversification of the rural economy.

6.1.4 The Good Practice Guide on Planning and Tourism (2006) provides guidance on effectively facilitating, providing and delivering new tourism development in a sustainable way, which can bring benefits to both urban and rural areas, regenerating towns and villages, supporting local services and facilities and securing improvements to the built and natural environment. Under the regional priority for tourism set out in the emerging RSS, Local Authorities and other public bodies should seek to identify potential areas for tourism growth where economic benefit can be maximised whilst minimising the adverse impacts on the environment.

LOCAL ISSUES

6.1.5 The Employment Land Review demonstrated a high degree of take-up of land allocated for employment use in the District and put forward a strategy for new allocations based on sustainability principles. These principles are:
The District has historically seen a good take up of employment land allocations, but a current shortage of available, well located allocated sites is constraining the development of new employment opportunities in key locations.

Redevelopment of existing employment sites and premises for non-employment uses should be carefully considered and restricted where sites are considered to be suitable for modern business uses.

Where employment land has been lost to other uses there is a need to provide additional employment land to compensate for that loss.

A1, A15 and A52 provide strategic transport routes which provide important economic opportunities for the District especially for storage and distribution uses which have not to date been capitalized upon by the district.

Grantham has to date failed to exploit its excellent rail connections and proximity to the A1.

With appropriate land allocations there is a real opportunity to meet modern demands for office (business park), industrial and distribution sectors and capitalize upon the growth of such sectors in key locations.

There is a need to redress the balance between housing development and employment opportunities in parts of the District, particularly Stamford and Bourne.

6.1.6 The allocation of employment land focuses on Grantham in the first instance, and then the other three towns and the A1 corridor. An employment land target is included within this policy for each of the four towns and for the A1 corridor. This target is considered both deliverable and appropriate to market demands: it also ensures that economic growth and change over the plan period can be accommodated by the inclusion of a “reserve” allocation, which could be brought forward late in the plan period should demand exceed original supply under the plan, monitor and manage approach. The land targets accord with the spatial strategy for directing growth to Grantham and providing for the needs of the other towns and rural communities. As a result of consultation in Summer 2006 and in May 2007 the strategy for Stamford has been revisited, concentrating on providing quality B1 and A2 office development in Stamford, primarily on previously developed land and sites within the town centre. To take account of the strategic highway connections offered by the A1 sites have been located (including Colsterworth A1 junction, Grantham and Roseland Business Park, Long Bennington) which could accommodate a
proportion of B2: General Industrial and B8: Storage and Distribution Development. Specific sites will be identified in the Site Specific Allocations and Policies DPD and Grantham Area Action Plan.

### E1 EMPLOYMENT DEVELOPMENT

To meet the objectives of the Council's Economic Development Strategy and the Sustainable Community Plan the Council will ensure that a portfolio of land and buildings, with a range of sizes, uses and locations, with access to a good transport network is available to ensure a successful, competitive and well-balanced business environment.

The council's objective to broaden and diversify the employment bases of the District will be delivered by identifying development opportunities and sites for specific employment sectors within *Grantham, Stamford, Bourne* and the *Deepings*, and by encouraging appropriate employment, tourist related opportunities and diversification schemes in rural areas.

Specific sites will be allocated for employment land use in the Site Specific Allocations and Policies DPD and Grantham Area Action Plan based on the following hierarchy:

**Sub-regional centre :**
- Grantham approximately 90 hectares

**Main towns:**
- Stamford - approximately 24 hectares,
- Bourne - approximately 50 hectares,
- The Deepings - approximately 23 hectares

**Other sites:**
- Colsterworth A1 junction - approximately 10 hectares for B2, B8 use
- Roseland Business Park (Long Bennington) A1 junction – approximately 8 hectares for B1, B2 and B8 use.

A further 70 hectares of land at Grantham, 28 hectares at Bourne and 8 hectares at Roseland Business Park will be brought forward towards the end of the plan period, if demand is proven under the “plan, monitor, manage” approach.

The Council will seek to retain and enhance existing areas of employment use in Grantham, Bourne, Stamford, the Deepings, and villages unless it can be demonstrated that:
The site is vacant and no longer appropriate or viable as an employment allocation;
Redevelopment will deliver wider regeneration benefits;
An alternative use would not be detrimental to the overall supply and quality of employment land within the district; and
An alternative use would resolve existing conflicts between land uses.

Within the rural areas new employment development that meets a local need will generally be supported within local service centres, providing that the proposals will not have an adverse impact on the character and setting of the village, or negatively impact on neighbouring land uses through visual, noise, traffic or pollution impacts.

Outside Local Service Centres, rural diversification proposals will be supported where it can be demonstrated that it is necessary to meet the needs of farming, forestry, recreation, tourism or other enterprises and has an essential requirement for a rural location. Such proposals would need to demonstrate that they will help to support or regenerate a sustainable rural economy.

6.1.7 This Policy meets Spatial Objectives 1,2,4,6 and 8.
6.2 E2: Retail Development

INTRODUCTION

6.2.1 The Council’s approach for town centre development (encompassing retail, office, leisure and community facilities) is strongly guided by national guidance set out in Planning Policy Statement 6: Planning for Town Centres (PPS6).

6.2.2 The approach therefore emphasises that retail and other town centre uses should be located either within defined town centres or in adjacent planned extensions. The four towns benefit from good access by a range of modes of transport including public transport. This allows them to serve the needs of a much wider rural hinterland. This policy aims to maintain and enhance the roles of the defined towns and local service centres as locally significant service and employment centres through the protection of existing retail and community facilities.

NATIONAL and REGIONAL POLICY

6.2.3 The key objective expressed in PPS6 is to promote the vitality and viability of town centres, by enhancing and focusing development in existing centres, and where appropriate, planning for their growth. The document requires that town centre policies in LDFs be informed by an assessment of need and capacity. PPS6 also requires the identification of a hierarchy of centres through LDFs.

6.2.4 The emerging Regional Plan (RSS8) sets out the town centre hierarchy for the East Midlands and identifies Grantham as the primary retail and service centre in South Kesteven, through its designation as a Sub-Regional Centre. The Plan notes that Grantham has significant potential for growth. Bourne and Stamford are identified as "main towns", providing a range of higher-order district-wide services and facilities, with The Deepings identified as a "small town", providing a range of facilities to meet local needs.

LOCAL ISSUES

6.2.5 The Retail Needs Study for the District (June 2006) looked at the period to 2021, and had particular regard to targeted population growth in and around the study area. It is unrealistic to predict with any certainty floorspace needs beyond more than five years, therefore the long-term projections in this study should only be used as a guide. With this in mind the study concludes that the LDF should seek to make provision for about 20,000 sq m of comparison goods floorspace in all four towns and approximately 1800 sq m of convenience goods floorspace in Stamford. This can be accommodated within, or on the edge of, the town centres of Grantham, Stamford, Bourne and The Deepings. The study concluded that there is unlikely to be need for further convenience retail floorspace during the study period in Grantham, Bourne and the Deepings. However, the study does reveal convenience goods capacity in Stamford, and that the following floorspaces could be supported:
6.2.6  The study estimates that the LDF, through the Site Specific Allocations and Policies DPD, will need to make provision for the following amounts of new comparison retail floorspace in the four towns of the District, in accordance with the latest government locational guidance:

- Grantham 20,000 sq m net
- Stamford 13,000- 15,000 sq m net
- Bourne 4,500- 8,000 sq m net
- The Deepings 1,000- 4,000 sq m net

6.2.7  In addition, a number of Local Service Centres (LSC) have been identified as hubs for development to accommodate local needs, based on an audit of community facilities within all other centres and villages in the District. The inclusion of LSCs alongside the main towns aims to ensure that the current level of facilities in the rural area are maintained, which enable the residents of the villages to meet their daily retail needs without having to travel by private car.

POLICY E2: RETAIL DEVELOPMENT

The following retail hierarchy will be applied in the development of policies for retail and town centre uses and in the determination of planning applications for the district:

Sub-regional centre: Grantham
Main towns: Stamford, Bourne and the Deepings
Local service centres (as defined in policy S2)

Accordingly, proposals for district-wide retail and other town centre uses will be promoted and permitted within town centres, (which will be defined in the Site Allocations and Policies DPD or Area Action Plans), of the four main towns, with particular emphasis on Grantham as a Sub-Regional Centre. If no suitable sites are available within town centres, sites on the edge of the defined town centre will be considered prior to consideration of out of centre sites.

The Local Service Centres should accommodate small-scale local shopping facilities to serve the everyday needs of local people but more significant development will not be appropriate.
Allocations for new development within existing town centres, together with any necessary town centre extensions, will be identified in the Site Specific Allocations and Policies DPD or Area Action Plans, based on the conclusions of the relevant Retail Needs Study. Small local shops and retail parades will be provided as part of the comprehensive planning of large residential areas.

6.2.8 This Policy meets Spatial Objectives 1, 3, 6 and 9.
7 Monitoring and Implementation

7.1 The Core Strategy must be capable of being implemented and monitoring and review are key aspects of ensuring that the Core Strategy is being delivered.

7.2 The implementation of a number of the Core Strategy policies will be through the identification of sites in the Site Specific Allocations and Policies DPD and, in the case of Grantham, an Area Action Plan. More detailed guidance on the implementation of policies will also be provided through the preparation of SPD such as that for Affordable Housing and Developer Contributions.

7.3 The delivery of the Core Strategy is not, however, solely the responsibility of the District Council. Rather the implementation of policies will require action by the private (developers, landowners, infrastructure providers), the public (primary care trust, Lincolnshire County Council) and the voluntary sectors working in partnership.

7.4 The South Kesteven LSP will be a key delivery partnership in securing a co-ordinated approach to service delivery as will the Grantham Growth Strategic Board in relation to development in Grantham associated with the Growth Point.

7.5 An implementation framework (Appendix B) sets out how the policies will be implemented and identifies which agencies will contribute toward this.

7.6 Monitoring will be undertaken primarily through the Annual Monitoring Report (AMR), which the Council is required to prepare every year. This will enable an assessment to be made of:

- whether targets are being achieved
- whether policies are meeting the objectives of sustainable development
- how policies are affecting wider indicators
- whether the assumptions and objectives behind the policies are still relevant

7.7 The Framework also lists appropriate monitoring indicators and targets for each policy. To avoid duplication in the collection of data, existing indicators and targets identified have been used.

7.8 Housing delivery will be monitored against the housing trajectory set out in Section 3.

7.9 Should annual monitoring of the key indicators reveal any significant failure to meet targets, the Council will identify the necessary action to rectify the situation: this may include the review of one or more of the Core Strategy policies or the preparation of further DPDs or SPDs.
Infrastructure

7.10 The successful implementation of the Core Strategy is dependant on the delivery of the required infrastructure in the right location and at the right time. Infrastructure providers have provided information during the preparation of the Core Strategy on the capacity of existing infrastructure and the implications that the levels of growth contained in the Core Strategy would have on capacity. The following issues have been identified where development may need to be phased to ensure it does not come forward before, or is developed in line with, the infrastructure required to support it.

Education

7.11 The local education authority, Lincolnshire County Council undertakes an annual review of education provision based on pupil forecasts to establish where existing permanent school capacity at primary and secondary school level would be insufficient to accommodate the additional pupil numbers generated by new local housing developments. It is difficult to predict accurately over a long period future pupil numbers due to falling numbers on school rolls and the impact of parental choice. Where capacity issues have been identified, then a further assessment may be required depending on when the development comes forward during the plan period.

7.12 The number of pupils generated by the scale of growth proposed in Grantham will require a new primary school to serve the north of the town. A site for this school has been identified within the Poplar Farm Sustainable Urban Extension.

Health

7.13 Provision of health care is co-ordinated and funded by the Lincolnshire Primary Care Trust (PCT). The PCT has identified that a new medical centre will be required in Grantham to serve the predicted number of new patient registrations arising from the housing growth in the town. A site has been identified on the Poplar Farm Sustainable Urban Extension for this.

Water Resources

7.14 Anglian Water has indicated that there is predicted to be a surplus water supply within the Grantham Planning Zone to 2035. Within Billingborough (to the east of the District) and Bourne Planning Zones there is a predicted deficit but proposed measures (new water treatment works and winter transfer of flows from the River Trent to a storage reservoir) are being implemented to over come this.
Sewage Treatment Works

7.15 Anglian Water has indicated that there is either limited or no capacity in a number of sewage treatment works (STW) across the District. Where the capacity relates to flow consents granted by the Environment Agency, there is an ongoing project to address the issue.

7.16 Where upgrades are required to STWs this can only be provided by Anglian Water, with funding dependant on their Business Planning process which runs in five year cycles. Anglian Water’s Business Plan for the period 2010 – 2015 is due for completion in April 2009.
## 8 Appendix A - Schedule of Local Plan Policies to be Replaced

<table>
<thead>
<tr>
<th>Local Plan Policy</th>
<th>Local Plan Policy Name</th>
<th>Replaced by Core Strategy Policy</th>
<th>Will be replaced at a later date in a further DPD, AAP, SPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>Housing Allocation - Grantham</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>H2</td>
<td>Housing Allocation - Stamford</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>H3</td>
<td>Housing Allocation - Bourne</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>H4</td>
<td>Housing Allocation - The Deepings</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>H5</td>
<td>Housing Allocation in the Rural Area outside the towns of Grantham, Stamford, Bourne and the Deepings</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>H6</td>
<td>Residential Development on sites not allocated at the towns and villages in policies H1, H2, H3, H4 and H5</td>
<td>SP1, SP2</td>
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</tr>
<tr>
<td>H7</td>
<td>Residential Development in settlements other than those listed in Policies H1, H2, H3, H4 and H5 and at Belton</td>
<td>SP1, SP2</td>
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</tr>
<tr>
<td>H8</td>
<td>Affordable Housing</td>
<td>H3</td>
<td>Affordable Housing SPD</td>
</tr>
<tr>
<td>H9</td>
<td>Affordable Housing</td>
<td>H3</td>
<td>Affordable Housing SPD</td>
</tr>
<tr>
<td>H11</td>
<td>Sub-Division of Houses into Flats</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Local Plan Policy</td>
<td>Local Plan Policy Name</td>
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<td>------------------------------------------------------------</td>
</tr>
<tr>
<td>H12</td>
<td>Restriction on Change of Use of Residential Properties at Grantham and Stamford</td>
<td>X</td>
<td>Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>E1</td>
<td>Employment Allocation - Grantham</td>
<td>E1 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>E2</td>
<td>Employment Allocation - Stamford</td>
<td>E1 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>E3</td>
<td>Employment Allocation - Bourne</td>
<td>E1 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>E4</td>
<td>Employment Allocation - The Deepings</td>
<td>E1 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>E5</td>
<td>Employment Development elsewhere within the towns listed in H1, H2, H3 and H4</td>
<td>SP1, E1</td>
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<tr>
<td>E6</td>
<td>Employment in the Rural Areas</td>
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<tr>
<td>E7</td>
<td>Employment Allocations - Rural Area</td>
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<tr>
<td>E8</td>
<td>New Employment in the Open Countryside</td>
<td>SP1, E1</td>
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</tr>
<tr>
<td>E11</td>
<td>Safeguarding of Industrial Sites</td>
<td>E1</td>
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</tr>
<tr>
<td>S1</td>
<td>Existing Town Centre Shopping Areas</td>
<td>E2 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>S2</td>
<td>New Shopping Development In and Around Town Centres</td>
<td>E2 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
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<td>Local Plan Policy</td>
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<tr>
<td>S3</td>
<td>Non-Retail Uses in Primary Town Centre Shopping Streets</td>
<td></td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
</tr>
<tr>
<td>S6</td>
<td>Local Shopping in the Towns</td>
<td>E2</td>
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<tr>
<td>S7</td>
<td>Local Shopping Centres in Major New Housing Development</td>
<td>E2</td>
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</tr>
<tr>
<td>S8</td>
<td>Shopping development in Villages</td>
<td>SP2, EN1</td>
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</tr>
<tr>
<td>EN1</td>
<td>Protection and Enhancement of the Environment</td>
<td>SP2, EN1</td>
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</tr>
<tr>
<td>EN2</td>
<td>Development in the Countryside</td>
<td>SP2, EN1</td>
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</tr>
<tr>
<td>EN5</td>
<td>Prevention of coalescence</td>
<td>EN1</td>
<td>Landscape Character Assessment</td>
</tr>
<tr>
<td>EN6</td>
<td>Open Areas Important to the Character and Setting of Built-Up Areas</td>
<td>EN1</td>
<td>Landscape Character Assessment</td>
</tr>
<tr>
<td>EN7</td>
<td>Historic Parks and Gardens</td>
<td>EN1</td>
<td>Tbc - Proposal Map</td>
</tr>
<tr>
<td>EN8</td>
<td>Protection of Wildlife and Geological Sites</td>
<td>EN1</td>
<td>Tbc - Proposal Map</td>
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<tr>
<td>AG1</td>
<td>Agricultural Buildings</td>
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<tr>
<td>AG2</td>
<td>Reuse and Adaptation of Agricultural and Other Rural Buildings</td>
<td>E1, EN1, SP2, SP1</td>
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<tr>
<td>AG3</td>
<td>Development Related to Agriculture</td>
<td>E1, EN1, SP2, SP1</td>
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<td>C1</td>
<td>Sites of Archaeological Interest</td>
<td>EN1</td>
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<td>Replaced by Core Strategy Policy</td>
<td>Will be replaced at a later date in a further DPD, AAP, SPD</td>
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<tr>
<td>C2</td>
<td>Other Known Sites of Archaeological Importance</td>
<td>EN1</td>
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<tr>
<td>REC1</td>
<td>Protection of Existing Recreational Open Space</td>
<td>EN1</td>
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<td>REC3</td>
<td>Public Open Space and new Housing Development</td>
<td>SP4 - partial replacement</td>
<td>Site Specific Allocations and Policies DPD</td>
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<tr>
<td>REC4</td>
<td>Playing Fields provision in new Residential Development of more than 100 dwellings or 4 Hectares</td>
<td>SP4 - partial replacement</td>
<td>Site Specific Allocations and Policies DPD</td>
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<tr>
<td>REC5</td>
<td>Play Space provision in new Residential Developments of more than 50 dwellings or 2 Hectares</td>
<td>SP4 - partial replacement</td>
<td>Site Specific Allocations and Policies DPD</td>
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<td>REC7</td>
<td>Allotments</td>
<td>EN1</td>
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<td>REC9</td>
<td>The Grantham Canal</td>
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<td>Grantham Area Action Plan</td>
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<td>REC10</td>
<td>Indoor Leisure Facilities</td>
<td>SP1, SP2</td>
<td>Site Specific Allocations and Policies DPD</td>
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<td>REC11</td>
<td>Touring Caravan and Camping Sites</td>
<td>SP1</td>
<td>Site Specific Allocations and Policies DPD</td>
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<td>T2</td>
<td>Existing Town Centre Car Parks</td>
<td>X</td>
<td>Site Specific Allocations and Policies DPD</td>
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</tbody>
</table>
## 9 Appendix B - Monitoring and Implementation Framework

<table>
<thead>
<tr>
<th>Policy</th>
<th>Implementation</th>
<th>Responsible Agencies</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Spatial Strategy Policies</strong></td>
<td></td>
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<td></td>
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<tr>
<td>SP 1 Spatial Strategy</td>
<td>Core Strategy Policies</td>
<td>SKDC</td>
<td>Adoption of LDDs</td>
<td>Adoption of SPD by 2010 and DPD and AAP by 2011</td>
</tr>
<tr>
<td></td>
<td>Site Specific Allocations and Policies DPD</td>
<td>Developers</td>
<td>Amount of new development completed in Grantham, market towns, local service centres and other villages/countryside (LO)</td>
<td>Maximise</td>
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<tr>
<td></td>
<td>Grantham AAP</td>
<td>Landowners</td>
<td>Percentage of development on previously developed land (CO)</td>
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<td></td>
<td>Affordable Housing SPD</td>
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<td></td>
<td>Development management process</td>
<td></td>
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<tr>
<td></td>
<td>New housing, commercial and other development</td>
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<td></td>
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<tr>
<td>SP2 Sustainable Communities</td>
<td>Core Strategy Policies</td>
<td>SKDC</td>
<td>Adoption of LDDs</td>
<td>Adoption of SPD by 2010 and DPD and AAP by 2011</td>
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<tr>
<td></td>
<td>Site Specific Allocations and Policies DPD</td>
<td>Developers</td>
<td>Amount of new development completed in LSCs (LO)</td>
<td>Maximise</td>
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<td></td>
<td>Grantham AAP</td>
<td></td>
<td>Amount of new development completed in LSCs (LO)</td>
<td>Maximise</td>
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<td></td>
<td>Affordable Housing SPD</td>
<td></td>
<td>Number of permissions granted involving loss of community facility (LO)</td>
<td>Minimise</td>
</tr>
<tr>
<td></td>
<td>Development management process</td>
<td></td>
<td>Number of developments involving provision of community facility (LO)</td>
<td>Maximise</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Amount of employment floorspace in LSCs lost (LO)</td>
<td>Minimise</td>
</tr>
<tr>
<td>Policy</td>
<td>Indicator</td>
<td>Responsible Agencies</td>
<td>Implementation</td>
<td>Target</td>
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<tr>
<td>SP3 Sustainable Integrated Transport</td>
<td>Adoption of DPD and AAP by 2011</td>
<td>LCC</td>
<td>Development management process</td>
<td>No target</td>
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<tr>
<td>DPD</td>
<td>Completion of traffic management schemes (LO)</td>
<td>Developers</td>
<td>Public transport operators (LO)</td>
<td>No target</td>
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<td>Grantham AAP</td>
<td>Number of additions or improvements to walking and cycling routes (LO)</td>
<td>Network Rail</td>
<td>Infrastructure Provision</td>
<td>No target</td>
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<tr>
<td>Lincolnshire Local Transport Plan</td>
<td>Adoption of SPD</td>
<td>SKDC</td>
<td>Number of obligations entered into</td>
<td>No target</td>
</tr>
</tbody>
</table>
| Development management process | Adopt the Local Strategic Partnership

<table>
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<tr>
<td>Infrastructure Provision</td>
<td>Developers</td>
<td></td>
<td></td>
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Source: South Kesteven Core Strategy Submission Version, January 2009
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<tr>
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<th>Indicator</th>
<th>Target</th>
<th>Responsible Agencies</th>
<th>Implementation</th>
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<tr>
<td>EN2</td>
<td>Reducing the Risk of Flooding</td>
<td>No planning permissions granted</td>
<td>SKDC</td>
<td>Development management process</td>
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<tr>
<td>EN3</td>
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South Kesteven Core Strategy Submission Version, January 2009
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**KEY**

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<td>SPD</td>
<td>Supplementary Planning Document</td>
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10 Appendix C - Glossary

**Adoption** - the point at which a planning document becomes official policy.

**Affordable Housing** - Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.

**Amenity** - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

**Annual Monitoring Report (AMR)** - Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is 1st April to 31st March.

**Area Action Plans (AAP)** - AAPs are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAPs will be the focus on implementation. They will deliver the planned ‘growth’ areas and resolve conflicting objectives in the areas subject to the major development pressures.

**Biodiversity** - The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

**Brownfield** - Land that has been previously developed (also known as previously developed land).

**BREEAM** - Building Research Establishment Environmental Assessment Method. A widely used means of reviewing and improving the environmental performance of buildings. BREEAM assessment methods generally apply to commercial developments (industrial, retail etc.).

**BAP** - Biodiversity Action Plans. Plans that set out a methodology to protect, conserve and enhance the diversity of wildlife. A UK BAP applies across the United Kingdom, and South Kesteven is also covered by a local BAP (Lincolnshire BAP).

**Carbon Emissions** - Carbon Dioxide (CO\(_2\)) that enters the atmosphere as a result of human activity, especially the burning of carbon-based fuels.

**Carbon Neutral** - When CO\(_2\) emissions of an individual group, organisation or activity have been entirely "cancelled out" through a process of calculation, reduction and offsetting.

**Code for Sustainable Homes** - A new national best practice standard for sustainable design and construction of new homes. Level 6 of the Code is equivalent to zero carbon.
Commitments - A term used to describe sites that have planning permission, and those that have been identified in principle as being suitable for development. Commitments apply to both housing and employment uses.

Compulsory Purchase Order - The power to acquire land for redevelopment which includes development by private developers.

Conservation Areas - Areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Controlled Waters - Defined by the Water Resources Act 1991, Part III, Section 104. Comprise of all rivers, canals, lakes, ground waters, estuaries and coastal waters to three nautical miles from the shore.

Core Strategy - The Local Development Framework document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

Development Plan Documents (DPD) - A document that is the main consideration in deciding planning applications.

EMRA - East Midlands Regional Assembly

Fauna - The animal life of a particular time or region.

Flora - The plants of a particular region or time period.

Greenfield land - Land (or a defined site) which has never been built on before, that has not been previously developed, and is therefore typically in a natural state.

Growth Point Status - Status awarded to a number of Local Planning Authorities (including South Kesteven District Council), which has resulted in Grantham receiving an allocation of funding towards various infrastructure projects, in exchange for agreeing to additional housing provision over requirements.

GOEM - Government Office for the East Midlands

Housing Needs Study - A study which assesses the future housing needs of the District, in terms of the size, type and affordability of dwellings.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Issues and Options - The first consultation stage in producing development plan documents.

Key Diagram - A diagram which illustrates the main strategic principles of the spatial strategy of the LDF. It is not site specific, unlike the proposals map.
**Listed Building** - Buildings of special architectural or historic interest. Permission is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II* and II, with I being of exceptional interest.

**Local Development Document (LDD)** - A document making up part of the planning strategy

**Local Development Framework (LDF)** - The overall name for the folder or portfolio of Local Development Documents and the LDS and AMR, which together makes up the planning strategy for an authority.

**Local Development Scheme (LDS)** - The programme for producing planning documents which will make up the LDF.

**Local Distinctiveness** - Elements or features of a local area that make it distinct from other local areas.

**Local Plan** - The plan produced under the former planning system by the District. The South Kesteven District Local Plan (and the Lincolnshire County Council Structure Plan) will be replaced by the RSS and LDF.

**Local Strategic Partnership (LSP)** - A partnership of service providers, the community, the voluntary sector and businesses that help to identify local priorities for action and devise strategies for delivery. One of its main tasks is to prepare and implement the Sustainable Community Strategy.

**Local Transport Plan (LTP)** - The transport strategy prepared by the local transport authority, i.e. Lincolnshire County Council. A five year plan setting out the strategy and priority for transport.

**Open Space** - In applying the policies in this guidance open space should be taken to mean all open space of public value in line with the latest National Guidance. Including: parks and gardens, natural and semi-natural urban green spaces, green corridors and outdoor sports facilities, amenity green space, allotments etc.

**Planning and Compulsory Purchase Act 2004 (The Act)** - Puts in place the new statutory framework for preparing RSS and LDFs.

**Planning Obligation** - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

**Planning Policy Guidance Notes (PPG)** - Guidance produced by the Government on planning matters (being replaced by PPSs)

**Planning Policy Statements (PPS)** - Statements of National Planning Policy issued by the Government (to replace PPGs)
**Population Density** - A measurement of the number of people in a given area.

**Preferred Options** - Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. The general preferred approach is presented.

**Proposals Map** - A map on an Ordnance Survey base, which shows the sites and locations to which policies apply, it is site and location specific. The Proposals Map will be revised each time a new DPD is prepared which has site specific policies or proposals, and will always reflect the up-to date planning strategy for the area.

**Public Examination** - DPDs are assessed at an examination, during which the Planning Inspector assesses the soundness of the document.

**PINS** - Planning Inspectorate

**Regional Planning Body** - The body responsible for preparing the Regional Spatial Strategy. In the East Midlands, this body is the East Midlands Regional Assembly.

**Regional planning Guidance (RPG)** - The strategic plan for the region prepared under the former planning system, now replaced by the Regional Spatial Strategy.

**Regional Spatial Strategy (RSS)** - A strategy that sets out Government’s planning and transport policy for a region, for a 15-20 year period. It is prepared by the East Midlands Regional Assembly, and forms part of the statutory Development Plan.


**Renewable Energy** - Energy supplies that are produced from elements which can be renewed i.e. used over and over again. The use of renewable energy helps to reduce carbon emissions. Examples include solar energy and wind power.

**Section 40: NERC** - Section 40: Natural Environment and Rural Communities Act 2006. States "Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

**Section 106 Agreement** - Derived from Section 106 of the Town and Country Planning Act 1990. A voluntary agreement between the local planning authority and any other body with an interest in land in their area. Its purpose is to restrict or regulate the use of land, or to make other such arrangements (such as financial contributions) as the Local Authority considers it necessary.
Site Specific Allocations and Policies document - Allocations of sites for specific or mixed uses or development, to be contained in the Site Allocations DPD, which will come forward during the lifetime of the Local Development Framework. Policies will identify any specific requirements for individual proposals. The sites will be shown on the Proposals Map.

Spatial Planning - The bringing together and integration of policies for the development and use of land, with other policies and programmes that influence the nature of places and how they function.

Spatial Strategy - A strategy for the future development of South Kesteven District, also illustrated on a plan, which identifies broad locations for various forms of development, key principles, and strategic level policies governing development and land use.

Statement of Community Involvement (SCI) - Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consultation of individual planning applications).

Strategic Environmental Assessment (SEA) - Sustainability Appraisal needs to be undertaken in a way that incorporates the requirements for SEA. SEA is a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. This is a statutory requirement under the European ‘SEA Directive’ (2001/42/EC).

Strategic Housing Land Availability Assessment (SHLAA) - To identify sites which may be suitable for housing development during the period to 2026. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for residential development and, if so, when it might come forward for development.

Strategic Housing Market Assessment (SHMA) - An assessment of need and demand for housing, to assist in developing long term strategies for planning and housing for a housing market area.

Structure Plan - The strategic plan produced under the former planning system by county Councils. The Lincolnshire Structure Plan (and the South Kesteven Local Plan) will be replaced by the RSS and LDF.

Submission - The stage at which a draft DPD is submitted to the Secretary of State for examination.

Supplementary Planning Document (SPD) - Elaborates on policies or proposals in DPDs, and gives additional guidance.

Supplementary planning Guidance (SPG) - Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD)
**Sustainability Appraisal** - A sustainability appraisal should be completed for all local development documents, at all stages. It identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.

**Sustainable Community Strategy** - A document that all local authorities are required to produce. It should aim to improve the quality of life for local communities through partnership working and improvements in service delivery.

**Sustainable Development** - Development to improve quality of life and protect the environment in balance with the local economy, for current and future generations.
Alternative formats
South Kesteven has a rich and diverse culture - a community made up of people from different cultures, with differing backgrounds, beliefs and experiences. This diversity is one of the things that make South Kesteven such a great place to live and work.

To ensure all residents of South Kesteven have access to our information material, our information is available in a range of different languages and formats, including large print, Braille, audio tape and computer disc.

To request a document in a specific language or format, you can ring us or email us:

☎ 01476 406127  📧 communications@southkesteven.gov.uk

Large print, Braille, audio tape or computer disc
This information can be made available in large print, Braille, on audio tape or computer disc. If you, or someone you know, might benefit from this service, please contact us.